

Hello dear city of Victoria Government

I live at 115 Government so I received the proposed development notice. I would like to see the city enforce the existing zoning set back requirements. Six story buildings are not going to work on single lots, the builders need to work within the rules and not bend the rules to put up a ridiculous tall thin new apartment building.

Thank you

Kama Ringwood

1-115 Government st

From: [REDACTED]
To: [Development Services email inquiries](#)
Subject: 50 Government Street -CLC00401
Date: April 3, 2023 8:49:23 AM

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.

Sent from [Mail](#) for Windows

John Wright
629 Niagara Street
Victoria. V8V 1J1

6 April, 2023

Re: Pre-Application for Development of 50 Government Street – Folder Number: CLC00401

To the City of Victoria and the James Bay Neighbourhood Association:

I'm writing as a full-time resident and neighbour to recommend the City reject the proposed development for 50 Government Street in James Bay. As my letter below explains in more detail, the proposed building:

- is too tall by far, and has too many units for the lot size;
- does not fit the character of the neighbourhood, the streetscape, or existing and promoted guidelines;
- does not add the requisite mix of housing for the community;
- impacts important tourist interest and activities; and,
- contravenes the guidelines and recommendations of James Bay development documents, particularly regarding clusters of heritage housing and the Battery Street area.

Also, while I support the recent "Missing Middle" or "Middle Six" policy writ large, I don't think a (beyond) maximal application of the allowed size is appropriate for every lot in the City of Victoria. Given there already 4 units on the lot and there is already a well-above average density in the community; there are better locations to achieve City-wide density targets than chasing marginal gains here. Just because one theoretically could shoehorn a 6-storey 20 metre high building does not mean one should. 20 vertical metres in this part of James Bay is not 'the middle', but above the top. Going from 4 reasonably sized units to 24 tiny ones seems a lot like trying to achieve all the City targets at once by pushing everything on to one site.

The evidence for my comments falls broadly under three categories: the building; the lot; and the goals and promises of the Missing Middle.

Please excuse the length of this letter, but this an important topic and touches on several complex issues.

1) The Building

The building is an attempt to put a 24-unit apartment tower on a lot originally zoned for a single detached dwelling. Currently there is a 4-unit building on the site - exactly the kind of unit the Province has just announced as appropriate for dealing with current housing issue.

For the residents, the building offers small single-suite and one-bedroom apartments. There are no 2- or 3-bedroom apartment: no adequate housing suitable for couples, for young families or for those working from home who need a modicum of designated workspace, or for students and young workers sharing costs. These examples being the greatest need in Victoria: people 20-40 starting their careers, building their lives, and wanting to start families and get on the property ladder.

I have lived in such units in downtown Calgary: they are cramped and designed for sleeping and eating and nothing more. They are not comfortable for 24/7 living. They do not promote a 'life-ladder'. Often they become monthly rentals or executive suites for travelling workers – a different living and commercial model than long-term housing.

For residents and neighbours, the building presents a monolith to the outside. Save for the veneer of an indigenous design, a 60ftx40ft blank wall abuts the street on a much-reduced setback. Setbacks, landscaping (lack thereof), height, etc. have all been pushed beyond existing standards. The ground floor present concrete parking/storage: which is a dark, hostile aspect and not in keeping with the landscaping and design of houses and other apartment complexes in the area. By contrast I'd cite the landscaping of the garage on 151 St Andrew's Street as a laudable example of how to build parking into the streetscape.

Ground floor parking and storage also removes a floor that could be given to desirable residential units: other neighbourhood buildings have ground floor apartments opening onto lawns and garden. One can point to other complexes such as 200 Douglas Street, or on Michigan, or the newer buildings near Cook Street Village on Haywood, Park, Oliphant, and Sutej which have done a much better job of integrating modern, functional design into an appealing building for residents and neighbours alike.

The height is unreasonable for the neighbourhood. It would be the tallest building between Menzies-Dallas-Douglas-Superior, save for one legacy tower on Clarence (itself obviously out of character) and the perimeter complexes on Dallas and on Douglas between Niagara and Toronto. It would tower over a historically sensitive neighbourhood. It would be taller than the roofline and treeline around it.

By comparison, all the other complexes are four-story buildings that blend well into the area while providing James Bay with a good mix of accommodation types. For example, 25 Government Street manages to provide a large number of apartments while having and

adequate set back, landscaping, and remaining at or below the height of adjacent heritage houses and trees.

Nor do the submitted renderings capture the surrounding area at all. Standing at Simcoe and Government one can see an unimpeded, tree-lined skyline, including across many existing 4 story complexes. But looking from Dallas and Government shows how taller buildings obstruct and clash north of Simcoe - one can see them from Dallas Road - and how this building would create such an impact on this stretch of Government where no such type of architecture or building now exists. (As an aside, one streetscape elevation includes a tall apartment building in the background that looks in the drawing as if it is right over Government Street, because it is a 2-D rendering: actually, the complex facing on Dallas a South Turner and set back a good 100m (330 feet) from Government and doesn't impede the Government skyline. **IMHO this is deceitful presentation** (whether unintentional or not)).

The overall impression is of a building designed to warehouse people for maximum profit or income generation without consideration for the residents or the community. For residents it tells them they can't expect better; for neighbours it says the developer has no care or interest in their community

As a former adviser in the public service, my questions would be on issues the developer opens the door for by proposing this as a market solution for affordable housing

- Are these units owner-occupied (or rented)?
- If privately owned, what is the anticipated price point and target owner?
- If rental, what are the proposed rents and what company owns and operates the building? What is the budgeted maintenance?
- What cost per sq/ft (quality) is the interior finishing set at?
- How do these costs compare per square foot with existing rental and strata units?
- What does this proposal effectively do to land prices and future development in James Bay?
- Does it massively increase the value of the land: which would be directly counterproductive to the goals of Victoria and the Province to make housing more affordable?

Proposed market solutions need informed market data to make a case.

The consideration should not be what can we offer at a moment of historically high pricing, but what is the long-term occupation and upkeep prospects for the building in a stabilized market with lower prices? It is a given that rental and house prices will not sustain – is this a viable project for maintaining value and stable occupancy over the long-term? We have seen many examples of housing complexes built to address an immediate crisis turn into long-term problems that are difficult to solve. We all have a vested interest for building long-term viability.

2) The Location

The Site

The site is in perhaps the greatest cluster of heritage houses in James Bay. There are approximately 40 registered or designated heritage properties within a couple of hundred metres of this proposed tower. This includes two houses one lot away on either side, and one adjacent house behind it. The nearby non-heritage housing on Government and adjacent streets remains in character with the streetscape, and of interest or character.

The *James Bay Development Plan* specifically cites the need to “encourage retention of clusters of heritage houses, including streetscape.” It also says the Council should as policy “recognize areas where there are existing heritage and character buildings” and that “**any redevelopment in the above areas should be encouraged to enhance existing heritage/character with regard to scale, form, quality and materials.**”¹

Furthermore, the proposed development faces directly on to Battery Street, a street dominated primarily by heritage buildings, perhaps more than on any other stretch of comparable length in James Bay. **Battery Street is further protected by a separate Development Permit Area.**

The lot is originally a single, detached house lot. It currently contains a quadraplex of the type the latest government legislative proposal sets out as the maximum standard for a lot of this type. The existing housing therefore already meets the latest provincial proposals to increase unit density. Nonetheless, one could reasonably double the number of units within the current height and setback norms. But this proposed building would increase the unit count by 600% - that is too much. This is a building designed for residence in a city core: a downtown business, short-term rental, and/or entertainment district.

James Bay

James Bay is a special community. It remains a vibrant, living, yet historical, community; where a broad mix of people live and work. It contains a wide range of incomes and household types who share the space harmoniously. James Bay already contains a large and diverse mix of housing mix; with numerous duplexes, triplexes, and quadraplexes as well as a reasonable number of larger apartment complexes (the vast majority of which are 4 stories high). The density of James Bay is already 15% higher than the average for the City (let alone the average for the CRD) – one of the densest areas in the city and the capital district.² And it has achieved this without the need of over-cramped lots and buildings like this.

¹ James Bay Development Plan, pp 19-20.

<https://drive.google.com/file/d/1rvEm9GjOSwdTLqC8z8t86t9YzNmRW5R1/view>

² <https://www.timescolonist.com/opinion/comment-trees-density-affordable-housing-matter-in-james-bay-5228316>

<https://www.areavibes.com/victoria-bc/james+bay/demographics/>

Tourism considerations are also important. People come to Victoria to see and experience this area within James Bay: there are horse drawn carriage tours, designated historical signage, and pedestrian and cycling routes – all of which pass by this building on the Government, Niagara, St Andrew's, Dallas, Simcoe, and Superior Street loops.

This lot is on Birdcage Walk and Carr Street: names the Council has chosen to promote for tourism. The proposed development faces a main tourist link between downtown and Dallas Road. I meet tourists on foot and on bike every day on this stretch of Government Street. The Government and Niagara bus stop is a major public transport stop for people going to Dallas Road from downtown. Those who disembark at this stop also walk past this site.

James Bay is a therefore a real community that deserves more than a series of generic apartment towers with single-occupancy studio and one-bedroom apartments. Over the years I have seen similar special communities in other cities lost to similar developments: this happened in Toronto and Ottawa and Vancouver, do you want it to happen here? There are only so many of these communities left in Canada.

3) Missing Middle/Middle Six

James Bay is not a place where there is a missing middle of housing type. The density numbers, the variety of household types, and the existing housing mix, speak for themselves.

With regard to the type of housing Council communicated when pushing for the Missing Middle, I'd argue that a 24-unit apartment block on a single house lot wasn't what we were told or promised. The design guidelines show no apartment towers, just many iterations of architecturally splendid 4-story quadraplexes, town and row homes³. These below are from the guidelines:

³ https://ehq-production-canada.s3.ca-central-1.amazonaws.com/eb74503ac93fb42f3589158d5b7393ec76bd2815/original/1677189455/123976de339dbdc3124c595970d927c1_Missing_Middle_Design_Guidelines_%282023%29.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIOR7VAOP4%2F20230406%2Fca-central-1%2Fs3%2Faws4_request&X-Amz-Date=20230406T154828Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=030368591bda40bc19e03ca0c527bc3a6ac6f4b3843085343b4a958b6507a10b

<https://engage.victoria.ca/missing-middle-housing>



The City has an opportunity here to move past the Missing Middle controversy by showing it can implement this policy in a manner that enhances Victoria, while taking account of community sensitivities and democratic input. This application early into the policy is an important juncture for trust in the process, and for building belief in planning and necessary densification. Putting in place a utilitarian apartment block with as many units as absolutely possible would convince people the whole idea was a bait and switch for development profits.

I'd also argue that allowing this would place the City's heritage and Missing Middle goals and policies in contradiction with each other in spirit and effect. Heritage house owners must submit plans for council review for even minor alterations on their property: getting sign off on paint colours or getting storm windows - even a banister for safety accommodations requires a lengthy submission and council committee review process, including associated documentation costs. Some necessary modern climate updates - also city, provincial, and federal policy supported by home-owner grants - like triple glazed glass and some forms of exterior siding, are strictly forbidden. Whereas placing a new high-impact building next door can potentially be approved without consideration for the heritage effects. It makes no sense to impose a burden on some owners to prioritize heritage goals while excusing other projects in the same place to the object detriment of heritage streetscapes.

The long-term effect of considering each site on a case-by-case basis would be to lose the heritage streetscape by ad-hockery.

I would recommend for James Bay as a bare minimum standard a height limit of 4 stories when accommodating Missing Middle goals for these sensitive heritage areas. This would be a continuation and modernization of James Bay's existing and historical community standards and housing mix. It would continue to sustain James Bay as the special place it is into the future. There needs to be a coherent vision, or we will lose James Bay

In conclusion:

I continue believe in densification on a human scale. Densification where it is needed, with a consideration for aesthetics and the overall look, feel, and vibrancy of the community. This development does none of those things. We can do better for those future residents we want to welcome into our community as friends and neighbours, and we can do better for those who already live here.

Yours Sincerely,

John Wright
629 Niagara Street, Victoria

Mayor Marianne Alto
City of Victoria

Halli MacNab, Owner
40 Government St.
Victoria, BC
V8V 2K3

April 8, 2023

Dear Ms. Alto,

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.


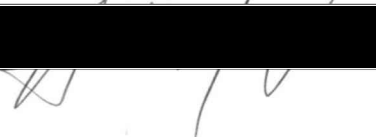
2) Style Not Aligned with Neighbourhood

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.

Thank you for being receptive to my concerns. I trust that you will relay my concerns to the entire Council.

Subject: 50 Government Street

The current 4 unit residential building is a perfect fit for the neighbourhood. Developing that sight will not fit into the neighbouring residences. Currently a development on Rithet Street, which is breaking ground in May, is adding another 24 units to James Bay. James Bay is being inundated with too many developments. Please leave this property as is. Traffic is already congested enough, as getting into and out of James Bay can be challenging.

Regards,

Doris Schulz

404-525 Rithet Street

Victoria

Subject: 50 Government Street proposal

To all it may concern:

We wish to express our opposition to the current proposal of a 6 story 24 unit building on the 50 Government street property.

Our opposition is based on the following reasons:

The building is too large, both in height and width. It should not be built on a single family lot.

The design does not even try to fit in to any historical neighbourhood aesthetic, particularly on Government street which is a historic street.

There are insufficient parking spots for the number of residents and visitors to those proposed residents. You cannot assume everyone will walk, ride bicycles or have electric vehicles.

We are not opposed to increasing housing density but this size of this proposal is inappropriate to that aim.

Sincerely,

Janette Lush

Rachel Langford

19 South Turner Street,

James Bay

Greetings Mayor and Council members,

I am writing you to express my objection to the proposed development at 50 Government Street. I live in a heritage house at 128 Government which I purchased 49 years ago and I walk by number 50 Government three times a day. A family member actually lived there for several years. I have studied the written proposal and the drawing and frankly do not find any redeeming aspects, I've tried. My concerns are many but I will only go into a few today.

There are no buildings on Government Street between Superior St. and Dallas Rd. which are as high as this proposed over height building, including the Queen's Printer and the James Bay Inn. This is the prime corridor used year round by many thousands of tourists as well as during cruise ship season. They walk on their own or in group tours, ride in horse drawn vehicles, kabuki cabs and rickshaws and it is our heritage buildings, registered and not which are the main focus of interest for these visitors.

Battery St. is one of the most important heritage clusters in our city and a six story building three times as tall as many of the neighbouring buildings looming over the end of the street three times is insensitive in the extreme.

Approval of this type of density on a single lot is likely to create a frenzy of land speculation resulting in a large increase in land price. This in turn would have detrimental effect on the affordability as well as livability of our beloved neighbourhood. Is Manhattan an affordable area? I suggest affordable housing is best accomplished through building more co-ops, public and subsidized housing.

As much as I approve of fewer cars, more people will result in more cars and they're getting bigger again. Moving from residential parking to permit parking would probably not be popular.

Sincerely, Derek Hawksley

Dear Mayor and Council,

The erection of a 6 story building on 50 Government Street is sadly out of character with the old houses in the area.

For example, a 6 story unit would be particularly negative to tourists in horse-drawn carriages travelling down Battery St., by detracting from the character and appeal of surrounding houses.

I propose that the 50 Government Street development be limited to a 3-story height.

Thanks for your consideration.

Victor Turkington
611 Battery St,

To Whom it May Concern;

I am writing in opposition to the proposed redevelopment of 50 Government St from a two storey fourplex, to a 6 storey structure of 23 units. doesn't respect the James Bay Neighbourhood Plan of (9) "New development should respect existing streetscape character."

The developer's plan of the building is out of proportion to the lot, taller than any other building on Government street until the Museum.

It would dwarf the surrounding neighbourhood dwellings, significantly encroaching on their privacy, create wind tunnel issues and throw gardens into shade.

The conceptual rendering is inaccurate, in that it is missing shadow plans for the lack of morning sun around the Summer Solstice.

The Basement Plan view is not in line with Upper Floor Plan views, which give a misleading sense of the scope of the structure.

The concept of "Affordable Housing" for profit is questionable. An apartment building in James Bay, half a block from the water is no way going to be affordable.

If this building gets approved, it will set a terrible precedent for over development of one of Victoria's few remaining neighbourhoods of Picturesque Heritage Style houses.

It would mean every home on a single lot would be prey to developers, land values and taxes would sky rocket, making the neighbourhood anything but "Affordable".

My spouse and I own two houses in James Bay, living here for many years; There isn't one person on Government St with whom we have spoken that is in favour of this proposed redevelopment of 50 Government St. We ask Mayor and Council to reject this proposed building.

Sincerely,

Marion Siegel
128 Government St.

From: [REDACTED]
To: [Development Services email inquiries](#)
Subject: 50 Government St.
Date: April 18, 2023 2:56:19 PM

Hello City Staff:

I am writing to express my opposition to the proposed development at 50 Government St.

This proposal far exceeds the recommended density for this neighbourhood. The site should only support a single family residence or a duplex. It is currently a four-plex, and any future development should not exceed this number of apartments. A six story building is not “gentle density” which is what the community plan calls for. It would tower over the neighbourhood and people would lose their sunlight and privacy in the surrounding homes. This is not an urban village, it is a residential street with many historic heritage homes.

Government St. Is a narrow street which will soon have designated bike lanes. There are multi-family apartments at the south end of the street and many of the existing homes have suites as well. Currently, parking is an issue and this would only be exacerbated by a building that doesn't have on-site parking available for at least a good portion of the dwellings.

This development is inappropriate and does not meet any of the standards of this community. I urge you to reject this proposal.

Sincerely,

Kathryn Ogg
Victoria, BC

From: [REDACTED]
To: [Victoria Mayor and Council](#)
Cc: caluc@jbna.org; [Development Services email inquiries](#); [REDACTED]
Subject: Development Proposal - 50 Government Street - What were they thinking?
Date: April 18, 2023 3:14:09 PM

Dear Mayor Alto and Council Members:

You have only to look at the picture of this proposed development to realize how much of an insult it is to the James Bay community. In fact, when this design was first dropped in our mailbox, we honestly thought it was a joke...that no one could seriously be proposing to inflict this brutal monstrosity on the lovely streetscape that is the first block of Government Street.

We were unable to attend the CALUC meeting on April 12 but watched the recorded session the following day. After listening to all the articulate and intelligent comments and concerns of our neighbours, we cannot understand why Council would waste a moment of its time even considering this proposal. It is so obviously out of scale with the neighbourhood, disrespectful of its immediate neighbours and, as a possible precedent-setter, potentially harmful to the future of James Bay and the City of Victoria as a whole.

Please stop this development-for-profit, spot-development madness now, and let's do some serious community-driven planning to make our city a better, more liveable place for everyone.

Yours truly,

Lynda Cronin & Peter Heap

614 Niagara Street

Victoria, BC V8V 1H9

Phone & fax: [REDACTED]
[REDACTED]

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.

Reasoning behind my opinion is James Bay lacks 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 tiny red barn one) at shopping plaza at Menzies and Simcoe is busy and overcrowded throughout the day with residents, tourists and government employees, making unpleasant experience for any of the three above mentioned groups. This project would put strain on existing services in the neighbourhood.

I also think that any development should be responsible, this proposal is a burden on the city, it's residence, tourism. It's not responsible.

This developer is selling their own greed wrapped in fake reconciliation, underrepresented value of supposed rental cap.

If the developers care about the community, they are free to renovate their house.

If the developers care about the First Nations reconciliation, they are free to donate to appropriate persons.

If the new developers want to be developers, they are free to develop lots that hasn't yet been developed.

Thank you for your time.

I.

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Yours truly,

Lynda Cronin & Peter Heap

614 Niagara Street
Victoria, BC V8V 1H9

Mayor and Council,

On April 12th I attended a CALUC zoom meeting in regard to Oeza Development's 50 Government proposal. 215 people registered and 176 logged on; all but two who spoke or contributed to the chat strongly opposed the idea: replacement of a two-storey fourplex with a twenty-four unit, six storey monolith at the intersection of Government and Battery.

We are so incredulous that it has even been proposed—and at the developer's accompanying expectation that Council might pass it—that we collectively fear local feedback will be ignored. In fact, if this proposal progresses beyond community input, the City Planning Department, and somehow gets passed by City Council, this might open the floodgates to other projects like it, erasing the historical character of our treasured James Bay residential streets.

Currently there are fifty designated heritage properties within 200m of 50 Government Street. Oeza's 50 Government is the most egregious of the many proposals on the City's Development Tracker for James Bay. If the proposed building were to have the setbacks legally required to reduce its impact on the streetscape and the neighbouring heritage era houses, it would have to be set on a much larger property, likely at least three properties put together.

Two other proposals with over-asks are those which were, for a time, co-mingled by the previous Council: The 17 storey tower plus townhouses on the Montreal/Kingston/Quebec site, and the five storey building proposed at 131-139 Menzies near the Five Corners business district. These projects share many of the same concerns as 50 Government: height, set backs, massing and proximity to heritage houses.

You will have already received many letters in opposition to these proposals with thoughtful, detailed and well reasoned arguments supported by facts. Among our neighbours are people with backgrounds in architecture and city planning. A number of us directly affected by 131-139 Menzies have recently made our arguments clear to Councillor Jeremy Caradonna, and we will happily connect the rest of you with informed community members. We invite you to walk the sites with us or meet at your offices if you can afford us a small amount of your time.

For now, I ask you each, as Mayor and Council, to:

Please look critically at the current distribution of purpose built rentals, condos, seniors housing, etc. throughout the City of Victoria. Some neighbourhoods fall far behind on national density goals. James Bay, on the other hand, is already 60% rental, has an abundant supply of subsidized and seniors' housing, and only 8-9% of the population of James Bay lives in single detached dwellings, zoned R2. There is only one R1 lot in all of James Bay. Many of these mostly character homes from the early 1900s have suites, containing more than one household. Compare this with Gonzales, Fairfield, or Rockland. What we *are* short of is young families to lend vibrancy to our aging population, and to attend our two schools. Families would be more drawn to townhouses and houses with apartments, less to mid-rises and high-rises. In fact, one such young family at the 50 Government Street CALUC meeting is an immediate neighbour of the site and is strongly oppose to it. Would we wish for them to move away?

Take the time to review the CALUCs, past and present, pertaining to these three developments, including the documentation of the chats, and follow the links provided there to outside resources.

Respect the Planning Department's feedback and employ some discernment when reviewing development proposals that require significant re-zoning in James Bay. The population of James Bay, with current zoning, is set to double in the next 15 years without zoning changes. For example, currently most 4 storey rentals in James Bay are zoned to allow for 6 storey buildings, R3-2. Many of these apartment buildings have been bought up by REITs, mostly in the past 7 years. In time, these will be replaced by 6 storey condos, with smaller floor area apartments, effectively doubling their population.

Finally, I have recently learned from Councillor Caradonna that Local Area Plans are being eliminated in favour a revised OCP. Neighbourhoods still need block-level attention. The example badly affecting us at the Five Corners is that the boundaries for the Large Urban Village were drawn to include the historic era houses on Medana directly behind the 131-139 Menzies assembly. Should those houses on Medana become part of the land assembly, the 5 storey height that Geric Construction wants might be obtainable while respecting appropriate setbacks and massing. But those houses should never have been drawn into the Large Urban Village, as block level inspection would have shown. They are well maintained historic era homes, not about to be sold to developers. And without them in the mix, the shallow lot depth of 82 ft or less on Menzies does not allow for a 5 or 6 storey building while meeting the other equally important criteria of the OCP regarding setbacks, massing, shadow, green space, and blending with adjoining properties.

Please restore our confidence in you, our Mayor and Council.

Respectfully,

Soressa Gardner

Soressa Gardner
136 Medana Street, James Bay

Dear Mayor and Council:

This is the CALUC report for the meeting to discuss development of the property at 50 Government Street, hosted on April 12 by the James Bay Neighbourhood Association.

Attached you will find two PDF documents:

- Meeting Minutes of the April 12 CALUC (including full text of comments from the online chat)
- Letter to Mayor and Council (the text of which is inserted below for convenience)

A recording of the meeting is available at <https://jbna.org/for-information/monthly-meetings/>, under Zoom Recordings/2023.

Please contact the JBNA CALUC at caluc@jbna.org if any questions arise concerning this report.

With thanks and kind regards -

Trevor Moat (on behalf of the JBNA Board of Directors)

Re: JBNA CALUC Hearing for 50 Government Street

Dear Mayor Alto and Members of City Council:

Mike Jones (Oeza Developments) and Graeme Verhulst (Waymark Architecture) presented the subject proposal to the James Bay Community on Wednesday April 12 via a zoom virtual meeting. Approximately 180 people were in attendance.

Rob Bateman (Senior Planner for James Bay) attended the meeting at the request of the JBNA. Some notified neighbours were confused and dismayed by the CALUC notice, where the developer had indicated that "*Current zoning allows for a multi-unit residential building up to 6 stories [sic]*". Mr. Bateman clarified that the current R3-2 Multiple Dwelling District zoning for this lot allows for either a single-family or two-family dwelling only, as it does not meet the minimum lot size requirements for higher density.

The proposal is to create a site-specific zone at this location to allow a six-storey structure with 24 studio and one-bedroom rental units. The proponent is seeking to designate a portion of these units as “affordable” via covenant with BCHousing and the City of Victoria in exchange for increased density. Off-street parking for 9 vehicles would be provided. A large 3-storey mural designed by an Indigenous artist is proposed for the building frontage.

The subject lot is highly visible, located at the crown of the “T” intersection of Government and Battery. The original building is a 1910-era purpose-built duplex that was converted to a 4-plex in 1950. It is situated amidst a range of century-old single-family dwellings, most of which have been very well-maintained and converted to add accommodations. Battery Street includes a designated heritage conservation area, and several houses nearby are also designated.

The slideshow presented at the community meeting contained a number of discrepancies. For example, the presentation showed 19 units were proposed over four habitable storeys, The proponents indicated in subsequent correspondence that there are 24 units proposed over five habitable floors and that the shadow studies shown contemplated the full six-storey height of the structure. They also stated that *“The discrepancies are because nothing is set in stone yet; things are still changing and we are open to feedback.”*

Community members who attended this meeting were overwhelmingly opposed to the project. All of the 30 participants who offered questions and opinions during the hearing expressed strong opposition. Comments from the chat line of the meeting (3200 lines long) indicate two individuals were in favour of the project, while all other contributors were opposed, often strongly so.

The over-arching themes expressed by residents were:

- Loss of natural light and effects of shadowing on neighbouring properties
- Loss of privacy as almost all windows overlook neighbours’ lots and not over the street
- Lack of suitable setbacks, greenspace, and landscaping for a building this tall

- Lack of family-oriented housing – studio and one-bedroom units are not suitable for families and do not promote longer-term tenancies
- Additional parking pressures, as this proposal provides fewer spaces than required in an area where parking is already scarce
- Incompatibility with the heritage character of all surrounding streets (Government, Battery, and South Turner)
- Lack of consultation with neighbours by the proponents
- Loss of a century-old fourplex that otherwise appears to be an ideal candidate for gentle densification under the recently-adopted Missing Middle Housing Initiative.

Further, residents questioned the developers' use of the term "affordable" in regards to studio and 1BR apartments at \$1700-\$2300 per month, and whether the incorporation of a mural from a local First Nations artist was truly an act of reconciliation, as suggested by the proponent. To be affordable, housing costs should be less than 30% of gross income, implying that renters of these units would need to earn between \$68,000 and \$92,000 per year.

James Bay residents have erected at least two websites in recent months to register strong opposition to higher-density multi-storey units proposed in James Bay adjacent to historical homes. These links were entered into the chat line during the CALUC meeting:

<http://bit.ly/stop50>

<https://www.jamesbayconcernedcitizens.ca/projects-of-concern>

Although the proponents stated several times that approximately 50% of the feedback they have received is supportive of this project, the residents who attended and spoke at this CALUC hearing were overwhelmingly – and most often vehemently – opposed to it. Residents made clear in their comments that while they support increased density, it must be aligned with the OCP, family-supportive, and sensitive to the unique needs and constraints of James Bay.

Although we have concerns over mis-representations of the project in the CALUC meeting notice and in the presentation materials, we believe those have been addressed by Mr. Bateman's clarifications.

This proposal is well beyond what neighbours consider appropriate. The JBNA CALUC requests future community consultation be required in the event that an alternate proposal be advanced that differs significantly from the current approved use for this site.

Yours truly

Trevor Moat

JBNA CALUC CO-Chair

Tim VanAlstine

JBNA CALUC CO-Chair

James Bay Neighbourhood Association Community Meeting

2023 April 12, 7:00pm

Notes: Trevor Moat

Agenda:

- 1) Welcome, Announcements and Updates (10 min)
- 2) CALUC 50 Government (70 min)
 - Michael Cavallin- Director Oeza Developments
 - Mike Jones- President Oeza Developments
 - Graeme Verhulst- Architect
 - Will King – Architect
 - BC Housing Representative
- 3) Jeremy Caradonna City Council Liaison (20 min)
- 4) Community Concerns (20 min)

Following is the ZOOM Meeting linkage detail:

JBNA Discussion Forum

Scheduled: April 12th, 2023 at 7:00 PM to 9:30 PM, PST

Register in advance for this meeting:

<https://bit.ly/3YVFW3a>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting Minutes

1) Welcome, Announcements and Updates (10 min)

Approximately 180 registered at 7pm; 158 logged in.

- New Board elected at AGM this evening.
- Traffic Study to get underway in May and through the summer. Volunteers solicited to assist with traffic counts, equipment set-up and monitoring. Those interested should reach out to Trevor Moat at JBNA.
- Recycle Saturday – April 15, 10-12pm.
- James Bay Market starts May 6 and runs to October 7
- James Bay Plant Swap – May 6 10-12 at Irving Park

2) Jeremy Caradonna City Council Liaison (20 min)

Short notes tonight due to two week break at Council.

- City budget expected to be signed off tomorrow with 6.3% tax increase, half of what other municipalities have enacted.
- We reinstated the late night policing service due to public response.
- Allocating a downtown investment fund. With \$250k contribution and \$750k expected from parking revenues to assist with beautification and maintenance. Intent is to help small businesses in the core to help them stay.
- Parks sequencing plan – passed last week. Parks wanted clear direction on priorities. Crystal Pool was top of the list. Centennial Square is also a high-priority for transformation to encourage more public use. Peter Pollen Park is a short term priority. Working with local First Nations on this. Beacon Hill Park is also a short term priority. PickleBall has been emphatically requested to continue, and will become a permanent fixture. Gorge Park is also upcoming.
- A new public pier is being considered on the downtown side near the Northern Junk Buildings onto the existing pilons. Ferris wheel, food trucks, family friendly assets are being considered and encouraged.
- Pacific North West Transportation – conversations continue with JBNA and GVHA. Parties seem to be in general agreement on timing and routing.
- We are looking at creating a transportation authority at the CRD. This is a big deal for the region. BCTransit might be the model for this entity. Step towards light rail, which I believe is the future.
- Tomorrow staff is bringing forward a report to start the ten year update to the OCP. Staff are recommending an end to Local Area Planning. Rate of change has been too fast; staff lacks capacity. OCP is mismatched to zoning bylaws. What would replace the LAP is an open question.

3) CALUC 50 Government (70 min)

- Michael Cavallin- Director Oeza Developments
- Mike Jones- President Oeza Developments (Present)
- Graeme Verhulst- Architect (Present)
- Will King – Architect
- BC Housing Representative

Proposal has been available on City and JBNA sites for some time, so discussion will be limited for each speaker.

Rob Bateman – City Planner for James Bay addressed issues with the CALUC notice. The City has not completed its review yet. We are still early in the process. Current zoning permitted uses – R3-2 Multiple Dwelling District. Multiple dwellings are permitted only on lots greater than 920sqm in area. This lot is less than that, and allows a single-family dwelling or a two-family dwelling only. We are considering a re-zoning to a site-specific zone.

MJ: We want to build what the community needs. If condos are wanted and no affordable units, we will answer that call. Response has been about 50/50 in favour/opposed to this project so far.

GV: [Stepped through slide presentation that is available on City and JBNA website] We are responding to the housing crisis and climate emergency. Proposing to reclassify from Urban Residential to Housing Opportunity designation under the OCP. Three pillars: Affordable rental units; Environmentally friendly design; First Nations acknowledgement. Site data was presented, but the text was so small that it was illegible. Floor plans were similarly illegible. In closing – a reminder that housing in our region is in crisis. One project won't solve that. We are looking to provide a regional need rather than what fits in with the immediate neighbours.

MJ: We are building to a more stringent code than is required today. We are building to the highest energy efficiency standards.

Questions and Comments – Immediate Neighbours to the Project:

Barbara Pedick – Our corners touch, I'm on South Turner. This does not fit in with the neighbourhood. We've heard many buzzwords in this proposal. Neighbours will lose their opportunity to use solar panels. Zoning bylaws exist to ensure communities are healthy. Sunlight and sky views are important. This has been known for centuries. This is not a good project for this neighbourhood – it is unhealthy.

MJ: We define affordability as 30% of median income for the neighbourhood. It will be more affordable than the current units are.

Carolyn Sadowska – 41/43 South Turner, directly behind the development, heritage designated house. [Displayed an image showing frontage views before/after

development]. This will have a negative effect our property value and quality of life. We will lose light, privacy, and our heritage garden from 1903. This neighbourhood values heritage homes.

MJ: We feel the need is there for affordable units.

John Dewhirst – 41 South Turner. We are all in favour of affordability, but this proposal has a tremendous impact on neighbours. Buildings like these are mostly on street corners, and offer large setbacks to minimize impacts on privacy and shading.

MJ: We aren't creating enough affordable homes and units today. We think this is what the community needs, not what the community wants.

Todd Glover – South neighbor to the property. It will be the tallest building on the street by far, covering almost the entire lot. The windows face sideways, directly over the neighbors, not towards the street. It is bewildering. I would have 24 windows and 10 balconies staring straight down over top of the trees into my yard. Big Buildings require space around them to keep spaces livable. I would happily support a reasonable proposal, not this one. This is harmful to the neighbourhood. I oppose this brutal monolith on a property this size.

MJ: We are trying to design to what council says their goals are – affordable housing.

Gayle Nelson – I am immediately to the North of the property. The public engagement by this developer has been almost non-existent. He claims to know what we want. He has not followed good practice however. It is unfair and disrespectful to neighbours. Our information came from the development notice, which was incorrect. I am wary, made more intense because the developer's website provides no examples of past projects, no references, no evidence of registration as professional builders. I am on the North side, privacy will be completely lost, with overlook into our bedroom skylights.

Shadowing will be a huge concern, not just to my property, but numerous others.

MJ: We have a 3D shadow drawing in the works, hopefully sometime in the future.

Questions and Comments from those within 200m who received notice:

Bob Vander Steen: I am speaking as an individual, not as a JBNA Board Member. This building is out of scale, and will change the character of the street. It could set a negative precedent. We already have parking shortages, and this project exacerbates that. The site coverage is far too great. Windows overlook neighbors and yards, and no windows face the street. Shading is a serious problem. The OCP calls for "sensitive infill". Affordable housing is defined as "rents equal to or lower than average rents in the local area". Our Local Area Plan is very out of date, and this is an example of why and updated LAP is needed. There has been a significant lack of neighbour consultation.

MJ: No comment;

Deb Hull – I live three doors down. I am in full agreement with comments so far. This proposal has a terrible inconsiderate effect on immediate neighbours.

MJ: No comment.

Bill McCrea – we live along Government Street. The developer is not a first nations company, and I am concerned about how this project has been represented. We are being told this fits in with the neighbourhood. This does not in any way fit with the neighbourhood. This is not in alignment with the Missing Middle policy.

MJ: No comment.

Breanne Yaremko – 57 South Turner. I am disappointed the developer is not using his camera. I have small children as do my neighbors. The housing crisis is real for families too – this proposal is for single people only. We need long term housing for families. We are not against addressing the housing crisis, but we need to work with what we have.

MJ: No comment.

Jared Kelly: I live on South Turner, North of the development. This will overlook my backyard and deck, a lot of windows staring down at us. I would probably relocate – I don't want this imposition on my style of life. There is a lot of talk of urban tree canopy and urban wildlife, but none in this proposal. This far beyond what I see as being acceptable.

MJ: We are viewing more of the 15-minute city proposed by council. These edgy developments are what we need.

John Wright – we live around the corner on Niagara Street. Many places are within 15 minutes of James Bay. There is nothing “edgy” about this square block monolith with an Indigenous design on the front. This does not represent anything like Missing Middle housing. This is a homogenous small-studio and apartment building – it does not meet the needs of people who want to move in and stay for long periods of time. We've been building towers for 30 years, and housing prices have tripled. These small units are impractical. This is being built to a very specific momentary need in time – it might be very inappropriate in the future. It is very inconsistent with local heritage.

MJ: Regarding lot size – we need more units for development to provide affordable units. Missing Middle is not our goal at Oeza. We want to provide you with what you need.

James McNish – I've lived here for 5-6 years. Regarding affordability – your presentation showed a low income base of \$25-\$35k. At 30% of that income, rents would be about \$800/month, but you said units would rent for \$1600-\$2000. Which is it?

MJ: We based the incomes on the average incomes of the local neighbourhood. We are aiming for \$1700-\$2300 for studio and 1BR units.

Derek Hawksley – I agree with all my neighbours so far. This is not affordable housing. The proposal is a wedge – a threat to the neighbourhood. This density on a single lot would lead to dozens of similar lots being bought by developers. I am worried about that. Density needs to be balanced with open, green space. Market prices would drive up the costs of these suites in time, so affordability is questionable.

MJ: Rents would be secured for 30-40 years by BCHousing.

Halli MacNab: I live at 40 Government, two houses south of this lot. Parking – it is very hard to find parking already. An additional 24 units with so five spaces on site will make things much worse. The context in the meeting notice was not provided. Many of us felt misled by the notice.

MJ: If we are to make affordable units available, will be follow zoning from 1910?

Elizabeth Stone – I am at 40 Government too. I want to speak directly to City Planners about this proposal. It seems the developer is not listening. There is nothing wrong with the building in principle, but it is clearly not great here. He wants to bend the rules, and we are saying “no”. Who will own this building when it is completed?

MJ: I will own the building in future, based on what I know right now. The City has approved zero Missing Middle projects so far. The City needs to take a more aggressive approach to housing.

Pamela Madoff – I live on Battery Street. I want to talk about my observations from the presentation materials. I am not seeing any planning principles – just a lot of jargon. The proposal seems to encourage chaos in development. There is no attention paid to zoning, plans, policies – where does that get us? Do we build a city one lot at a time? The concern that this development would put existing housing in danger is valid. The developer stated in the radio interview that nothing has changed in 70 years. We are amongst the most densely population regions. We’ve had over 700 demolitions. I have never in my decades ever seen anything so egregious as this in terms of respect for planning principles and context. This creates a bad reputation for passive housing and affordability – we are told this is the only option, and that is not at all the case. The statement that zoning has been in place since 1910 is patently untrue. This lot underwent significant redevelopment in 1950 and comments like those undermine trust.

MJ: Rezoning the whole city for townhouses is exactly that.

John Adams – I am resident on Battery Street, 43 years, near this property. Zoning has not at all been static. All of Western James Bay was zoned for high-rise apartments, which ended in 1972. That is why we moved in a few years later. This is a heritage neighbourhood – Battery Street is a heritage conservation area, and several houses very near this lot are designated heritage. There are many affordable basement suites, garden suites, older apartment buildings, such as the one proposed to be demolished. This is already a fairly dense area. The existing units on the property have been affordable; it has upgraded electrical and plumbing, and a new roof from the previous owner. Residents there were paying less than market rents already. Tearing down an affordable building and constructing the proposed one will not help. This is a pleasant neighbourhood, lovely gardens, people know each other. This development would stand out because it does not fit at all with the neighbourhood – no setback, greenspace.

MJ: There will be a green roof on the property. Rents will be similar or more affordable than current suites. The current fourplex rents at \$1500/month. That is very low for James Bay.

Jan Price: I live at 25 Government. Parking is my main concern. Many of the residents in my building require services of care workers, and they are having a terrible time

finding parking. The building does not fit at all. I live in an apartment building already, but this proposal is not in keeping with the neighbourhood. This 30% of income for area is not \$25 or \$30k per year.

Questions and Comments from other residents

Kirk Buhne – James Bay will likely double in population in the next 15 years anyhow based on current zoning. There is no need to rezone properties for higher density right now. This proposal makes no sense, nor do spot rezonings of housing zoned R2.

MJ: R2 allows only two units.

KB: R2 zones can now have secondary units, and missing middle housing is increasing density.

MJ: Missing middle doesn't work.

Kelly Drabit – This is a very caring neighbourhood. I am taken aback that your initial comments were directed to “affordable” housing. Many of us do have basement suites, and we volunteer. This building is like telling off all the neighbourhood – like a bit middle finger, and it is not really affordable. Will there be provincial grants offsetting your costs, or will you be selling it back to the CRD? I was upset by the suggestions you made about the neighbourhood. I want to know about cost offsets.

MJ: That's not how construction works. We are offered a preferred rate to accommodate decreased rents. I have had developments cut back in the past, we will probably experience that, and that will affect affordability.

John Dewhirst – Regarding the Indigenous mural. It seems like a red herring. This is part of the jingo and common vernacular – it's quite meaningless. The heritage house at the back of the development has links to indigenous history – former secretary of Indian Rights Association of BC, a pioneer in the TRC movement.

MJ: No comment.

Lorne Brownsey – I applaud the comments given to the developer. There is a “thin edge of the wedge” potential here. I am pleased the planner is here today. We are under enormous development pressure and will be in the coming years. It is not that we are opposed; rather, we are supportive of the interests of our neighbourhood.

MJ: No comment.

Graeme Verhulst (co-applicant):

Some of Mike's answers have been clumsy, but he has been unfairly attacked, particularly in the chat.

Don Lindsay:

The proponent says he sees this going ahead by taking a couple of storeys off. Is four storeys overlooking neighbours alright? Where does he get this idea?

GV: There is a uniqueness to this site relevant to the adjacent properties. It has a different land use designation in the OCP, and it is zoned differently.

Diane Loubardeas: I have not seen any egregious attacks on this developer. He has not shown his face once this evening, and his laughing is mocking the neighbours. We have been under enormous development pressure. We still have pollution problems with cruise ships, and tourists walk through James Bay. This is not helping James Bay heritage at all. I find this developer insulting and disrespectful.

MJ: I don't mean to be insulting. I don't have a camera. I didn't realize I didn't have a camera until I came home today.

Soressa Gardner: All of us here are working very hard to involve ourselves in learning about development issues, and we should not have to do that just to live in a neighbourhood that deserves preservation.

Linda Carlson: You've mentioned a four-storey building. It's often the case that a developer comes forward with a larger proposal, then comes back with what they actually hoped to achieve. Are you truly planning a six storey building, or did you know this would create opposition so you could propose four storeys?

MJ: We're trying to provide what the community needs.

GV: The intention was to provide as many affordable units as possible.

Derek Hawksley: It sounds like there is not much support for this project. I implore you to not demolish this building until you have neighbourhood support.

MJ: We don't plan on that aggressive strategy. We want to work with the neighbours and feedback from the community. Feedback has been 50/50 opposed and approved.

Elizabeth Stone: You are telling us you are doing what we need, not what we want. What makes you an expert in what we need? It sounds like rent control is your priority.

MJ: It's more of an overall perspective of housing in general. We don't build housing like we used to anymore. James Bay is midrise. I have built housing under rent controls for 30 years.

Trevor Moat: Looking to the future, James Bay has many R3-zoned properties that would support six-storey developments as they have suitable lot sizes and locations, often on corners. The population of James Bay could well grow by 50% or so if no further rezonings were permitted. Almost all of the single-family heritage homes in James Bay already support at least one suite, and are eligible for additional conversions under Schedule G, Schedule P (Missing Middle), or under forthcoming provincial legislation which proposes all single-family zones be allowed up to four residential units. I am concerned that this proposal will break the heritage fabric of the neighbourhood. The property is ideal for conversion under the new missing middle bylaw. Was that option considered? I have heard you say that you spoke with all the neighbours, yet we've heard clear evidence tonight that many of your neighbours have not been consulted.

MJ: We shared our google drive files with one of the neighbours. No other developer does that. This project was designed with the Battery Heritage area in mind.

TM: In my experience, other developers have been very transparent in their presentations and proposals.

John Wright: Regarding density – this is a 600% increase by my calculations. Parking concerns have been expressed. When apartments are built, land values increase. It makes the region much less affordable. I have lived in communities like this that have been destroyed by this kind of development. I am in favour of gentle densification – this will upset the balance. This does not meet any of the guidelines for missing middle. Battery is a protected area. This puts a blank wall right on Battery. This corner of James Bay has the highest density of heritage houses in the City.

Wrap-up remarks:

GV: This was not intended to be missing middle housing. It's not zoned for that, the land use designation is not for that. We are adjacent to the Battery neighborhood, not in it. It is not heritage, but heritage can be restoration, rehabilitation, or restoration [sic].

Copying what is next door is not a recognized way of responding to heritage.

MJ: There is no way to copy heritage. Dry head sprinklers would be required and that is not heritage. That is why all developers are moving to cladding and not framed systems.

Rob Bateman:

I have been listening. This feedback from the community is important to the application. We will receive a summary from the CALUC and community comments and those will be posted on Development Tracker. I can be reached at rbateman@victoria.ca.

Todd Glover – Will comments be available to the public?

RB: Yes, once the application reaches the Committee of the Whole (COTW) stage.

4) Community Concerns (20 min)

Meeting closed after CALUC presentation.

Unfiltered Chat line recording follows

Feedback to comments from Council Liaison Jeremy Caradonna:

19:16:37 From Trevor Moat to Everyone:

Attendees are welcome to use the chat line to provide feedback.

19:17:04 From Pat Nichols to Everyone:

outdoor pool? swimming pool?

19:17:10 From kathleen bligh to Everyone:

Outdoor pool would be better at Ogden Park

19:18:57 From Halli MacNab to Everyone:

Um... outdoor pool in James Bay? Brrrr!

19:18:58 From Pat Nichols to Everyone:

There was a plan @ city hall to change the triangular shaped part of BH Park at the curve before Dallas Road. I did not understand what possible need there would be to do that / for spending \$\$ for that. Has that been dropped? I sure hope so.

19:19:33 From Elizabeth KOZAK to Everyone:

Great to hear! Thank you. Elizabeth

19:19:42 From Elizabeth Stone to Everyone:

James Bay is 5-10 degrees colder than the rest of the region. Way too cold for an outdoor pool. A lot of maintenance for a couple of weeks of use.....unless it is heated. My opinion.

19:19:50 From Karen Gallagher to Everyone:

How about a roller skating rink?

19:19:52 From Lisa Tyler to Everyone:

I find it hypocritical to extend hours and pay rate of charged parking downtown AND to be concerned about small business owners there... Reinstating Free Sunday parking and NOT extending the hours and rates of payed parking, would be something that would directly support downtown businesses


19:20:17 From Char V to Everyone:

Reacted to "I find it hypocritic..." with 


19:20:22 From Dennis E Bolen to Everyone:

Reacted to "James Bay is 5-10 de..." with 

19:20:31 From Ingrid Holm to Everyone:

Reacted to "I find it hypocritic..." with 

19:20:48 From James McNish to Everyone:

Reacted to "James Bay is 5-10 de..." with 


19:20:53 From Ingrid Holm to Everyone:

Reacted to "James Bay is 5-10 de..." with 


19:20:54 From Shahid Naqi to Everyone:

Reacted to "James Bay is 5-10 de..." with 

19:21:01 From Amanda Gaunt to Everyone:

Reacted to "I find it hypocritic..." with 

19:21:02 From Ingrid Holm to Everyone:

Reacted to "Um... outdoor pool i..." with 

19:21:10 From Lisa Tyler to Everyone:

Also, putting a public pool in the park on Douglas Street would greatly impact James Bay residents who live near there, like my husband and I

19:21:37 From Char V to Everyone:
Reacted to "How about a roller s..." with 👍

19:21:45 From Lisa Tyler to Everyone:
Reacted to "James Bay is 5-10 de..." with 👍

19:21:48 From John Wright to Everyone:
Reacted to "Also, putting a publ..." with 👍

19:21:53 From Pat Nichols to Everyone:
Elizabeth Stone... excellent point. It is usually very windy and chilly down here. Heated pool would be a necessity.

19:22:10 From Dennis E Bolen to Everyone:
Reacted to "Elizabeth Stone... e..." with 👍

19:22:27 From Coralee Bell to Everyone:
I couldn't agree more with both Elizabeth regarding the pool and Lisa regarding DT parking.

19:23:03 From Lisa Tyler to Everyone:
Reacted to "I couldn't agree mor..." with 🙄

19:23:06 From Brad & Christine to Everyone:
We need to keep our LAP for JB!!!

19:23:12 From John Wright to Everyone:
Reacted to "We need to keep our ..." with 👍

19:23:29 From Kirk Buhne to Everyone:
Local Area Plans are good and should be kept. Cities take time to grow well. Chaotic rezonings are the problem. Builders can operate with existing zonings

19:23:45 From Pat Nichols to Everyone:
Re" the gravel area in BHP off Douglas.. the city used that as a dumping ground (via trucks) of snow when we had the big snow storm. Which piles of snow stayed for a longgg time.

19:23:47 From Dennis E Bolen to Everyone:
Reacted to "We need to keep our ..." with 👍

19:23:47 From Sonya Smoley to Everyone:
Reacted to "Re" the gravel ar..." with 👍

19:23:56 From John Wright to Everyone:
Reacted to "Re" the gravel area..." with 👍

19:23:59 From Dennis E Bolen to Everyone:
Reacted to "Local Area Plans are..." with 👍

19:24:06 From Kevin Youck to Everyone:
Reacted to "Local Area Plans are..." with 👍

19:24:09 From Kevin Youck to Everyone:
Removed a 👍 reaction from "Local Area Plans are..."

19:24:11 From Kevin Youck to Everyone:
Reacted to "Local Area Plans are..." with 👍

19:24:14 From John Wright to Everyone:
Reacted to "Local Area Plans are..." with 👍

19:24:26 From Kirk Buhne to Everyone:
Good cities are made of good neighbourhoods, which need LAPs

19:24:31 From Priscilla Tumbach to Everyone:
Reacted to "We need to keep our ..." with 👍

19:24:33 From Priscilla Tumbach to Everyone:
Reacted to "Local Area Plans are..." with 👍


19:25:02 From Nikitas Dimopoulos to Everyone:

How would the concerns of the neighbourhoods will be addressed in the new OCP in the absence of local plans?


19:25:20 From Ingrid Holm to Everyone:

It feels as if the city is intent on undermining local neighbourhood influence. We see that in the Missing Middle Housing Initiative, and now the proposal to drop Local Area Plans.


19:25:20 From Dennis E Bolen to Everyone:

Reacted to "How would the concer..." with 

19:25:28 From Dean Rysstad to Everyone:

Reacted to "Local Area Plans are..." with 

19:25:30 From Dennis E Bolen to Everyone:

Reacted to "It feels as if the c..." with 


19:25:54 From Karie Hardie to Everyone:

200mof the property

19:25:58 From Dean Rysstad to Everyone:

Reacted to "How would the concer..." with 

19:26:04 From Ingrid Holm to Everyone:

Reacted to "How would the concer..." with 

19:26:13 From Ingrid Holm to Everyone:

Reacted to "Good cities are made..." with 

19:26:16 From Corinne MacDonald to Everyone:

I'm assuming that information passed on by the JBNA regarding a CALUC was passed on to the new council and the comments either by JBNA or individual members do not need to be resubmitted. I'm referring specifically to the Montreal, Kingston Quebec development project.


19:26:18 From Dennis E Bolen to Everyone:

Removed a  reaction from "It feels as if the c..."

19:26:26 From Ingrid Holm to Everyone:

Reacted to "Local Area Plans are..." with 

19:26:32 From Ingrid Holm to Everyone:

Reacted to "We need to keep our ..." with 


19:27:57 From Claire Smith to Everyone:

Are you interested in the OCP, LAP and Caluc's? Check on the simplified explanations and links directly to Land Use Planning and Development Tracker on this handy website.

19:28:01 From Claire Smith to Everyone:

<https://www.jamesbayconcernedcitizens.ca/>

19:28:17 From Ingrid Holm to Everyone:

Reacted to "Are you interested i..." with 

19:28:24 From Emily Schudel to Everyone:

Reacted to "https://www.jamesbay..." with 

19:28:42 From Claire Smith to Everyone:

Want the City to know how much we care about James Bay's LAP - sign the petition and let them know

Feedback to CALUC Proposal for 50 Government Street:

19:28:51 From Halli MacNab to Everyone:

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.

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.

Style Not Aligned with Neighbourhood - The current neighbour

19:28:52 From Claire Smith to Everyone:

<https://chng.it/PNC6Q9gDnL>

19:28:54 From Kirk Buhne to Everyone:

Will everyone commenting on 50 Government confirm that they live in James Bay. Developers often stack meetings with straw supporters who could even be from as far away as Vancouver

19:29:13 From Michael Clement to Everyone:

We'd like to track this story. Will the Report JBNA is submitting to the city be available for us to read? Thank you


19:29:17 From Kirk Buhne to Everyone:

Reacted to "Want the City to kno..." with 


19:29:20 From Kirk Buhne to Everyone:

Reacted to "<https://www.jamesbay...>" with 


19:29:25 From Dennis E Bolen to Everyone:

Reacted to "I am the owner of th..." with 

19:29:28 From Dean Rysstad to Everyone:

Reacted to "I am the owner of th..." with 

19:29:31 From Kirk Buhne to Everyone:

Reacted to "Are you interested i..." with 

19:29:33 From Ingrid Holm to Everyone:

^ Couldn't agree more, Kirk. Thank you for bringing it up.


19:29:37 From Kirk Buhne to Everyone:

Removed a  reaction from "Want the City to kno..."


19:29:43 From Kirk Buhne to Everyone:

Reacted to "Want the City to kno..." with 

19:29:43 From Ingrid Holm to Everyone:

Reacted to "Will everyone commen..." with 

19:30:06 From Dean Rysstad to Everyone:

Reacted to "Will everyone commen..." with 

19:30:18 From John Wright to Everyone:

Reacted to "We'd like to track t..." with 👍

19:30:18 From Kirk Buhne to Everyone:
Reacted to "I am the owner of th..." with 👍

19:30:26 From Karie Hardie to Everyone:
Question - why does the shade effect not look at different times of the day and different seasons in the year?

19:30:28 From Emily Schudel to Everyone:
Reacted to "I am the owner of th..." with 👍

19:30:29 From Brad & Christine to Everyone:
Reacted to "We'd like to track t..." with 👍

19:30:42 From Brad & Christine to Everyone:
Reacted to "Will everyone commen..." with 👍

19:30:42 From Coralee Bell to Everyone:
Yes, thank you, Kirk. SO true!

19:30:55 From Lisa Tyler to Everyone:
One more pet peeve about closing the entrance to Beacon Hill park at Quadra and South Gate and having Pickle Ball in the parking lot for the BH playground. That totally excludes families and especially elders, from picnicking with extended family at the playground. Those days are over, unless they open that entrance and allow parking there again... I still think that Pickle Ballers are a small and specific group compared to extended families of Greater Victoria

19:31:31 From Ingrid Holm to Everyone:
Reacted to "One more pet peeve a..." with 👍

19:32:20 From Brad & Christine to Everyone:
currently this is a great missing middle building with 4 units that support families - this is exactly what is needed in James Bay

19:32:30 From John Wright to Everyone:
Reacted to "currently this is a ..." with 👍

19:32:33 From Kevin Youck to Everyone:
Reacted to "currently this is a ..." with 👍

19:32:36 From Sonya Smoley to Everyone:
Reacted to "currently this is ..." with 👍

19:32:37 From Dennis E Bolen to Everyone:
Reacted to "currently this is a ..." with 👍

19:32:37 From Lara Hurrell to Everyone:
Reacted to "currently this is a ..." with 👍

19:32:38 From Todd Glover to Everyone:
Thanks Rob!

19:32:55 From Kathryn Ogg to Everyone:
Reacted to "currently this is a ..." with 👍

19:32:58 From Elizabeth Stone to Everyone:
That's what we needed to hear. Thank you Rob!

19:33:06 From Breranne Yaremko to Everyone:
Reacted to "That's what we neede..." with 👍

19:33:23 From John Wright to Everyone:
Is the chat also being captured for comments? A lot of feedback and commentary here.

19:33:27 From Lisa Tyler to Everyone:
4 units in 6 stories...

19:33:33 From Dean Rysstad to Everyone:
Reacted to "That's what we neede..." with 👍

19:33:39 From Jenny Farkas to Everyone:

Oh my god. This is a Bosa project? They present the worst possible design at the start of the project to scare everyone. Then they modify the worst design to simply awful and get it through. They screwed us royally in North Park.

19:34:04 From Elizabeth Stone to Everyone:

Reacted to "Oh my god. This is a..." with 👍

19:34:09 From Lisa Tyler to Everyone:

Reacted to "Oh my god. This is a..." with 👍

19:34:14 From Dennis E Bolen to Everyone:

Reacted to "Oh my god. This is a..." with 👍

19:34:23 From Barbara Pedrick to Everyone:

A smaller project does not preclude affordable housing.

19:34:36 From Sofie Smith to Everyone:

This is not Bosa it's Oeza

19:34:50 From John Wright to Everyone:

Reacted to "A smaller project do..." with 👍

19:34:50 From Kirk Buhne to Everyone:

This proposal is so bad I assumed it was an April Fool's joke. Only a fool would support this!

19:35:10 From Dennis E Bolen to Everyone:

Reacted to "This proposal is so ..." with 👍

19:35:12 From Lisa Tyler to Everyone:

Reacted to "This proposal is so ..." with 👍

19:35:18 From Nikitas Dimopoulos to Everyone:

This is a massive structure in the middle of a residential area dwarfing everything else! It will be intrusive to the neighbourhood.

19:35:20 From Jenny Farkas to Everyone:

Ah thank you. But I am sure the strategy is the same. Present a horrendous design and then scare us all, and then get a slightly less bad design through.

19:35:31 From John Hayles to Everyone:

Reacted to "Oh my god. This is a..." with 👍

19:35:37 From Ingrid Holm to Everyone:

Reacted to "This proposal is so ..." with 🙄

19:35:40 From Deb Hull to Everyone:

Reacted to "This proposal is so ..." with 👍

19:35:45 From Sonya Smoley to Everyone:

Reacted to "Ah thank you. But ..." with 👍

19:35:50 From John Hayles to Everyone:

Reacted to "Ah thank you. But I ..." with 👍

19:35:58 From Veronica Strong-Boag to Everyone:

What an ugly building and completely out of scale/style with other buildings on street.

19:36:01 From Ingrid Holm to Everyone:

Reacted to "Ah thank you. But I ..." with 👍

19:36:07 From Kirk Buhne to Everyone:

We will see almost everyone against it. Look at London England, a city of 9 million. The neighbourhoods do not have towers like these in the middle of them and they have tons of council houses

19:36:15 From Brian Vincent to Everyone:

What about the needs and desires of those adjacent to the project? Do they matter?

19:36:19 From Amanda Gaunt to Everyone:

Anyone can apply for affordable housing. You do not have to be low income.

19:36:34 From Lee McVicker to Everyone:

how can they claim to be doing what the neighbors want when they did no public engagement

19:36:41 From Michael Mullins to Everyone:

In regards to the presenter's 3rd slide (Site location) – You can't cherry pick a few things in the Official Community Plan (OCP) and say this proposal is in line with its objectives! It isn't. The OCP envisages a very small portion of new density (10%) coming from residential areas such as this (OCP 6(b)). In other words the neighbourhood where this lot is located is generally expected to be a source of "gentle densification". And while the Plan indicates increased density may be considered in lots designated as urban residential, this lot isn't of sufficient size for multi unit dwellings, nor is it within the required 200 m of James Bay Village or along an arterial or secondary arterial road (OCP 6.22).

19:36:49 From Elizabeth Stone to Everyone:

Even if it were within zoning regulations, it is completely out of touch with the neighborhood, the feel, the ambiance, what people love here, the heritage designations.....etc. It's like a bad dream.

19:36:52 From Kirk Buhne to Everyone:

Reacted to "Even if it were with..." with 🙄

19:36:57 From John Wright to Everyone:

Reacted to "Even if it were with..." with 👍

19:36:59 From kathleen bligh to Everyone:

Reacted to "Even if it were with..." with 👍

19:37:01 From Ingrid Holm to Everyone:

Reacted to "We will see almost e..." with 👍

19:37:04 From Lisa Tyler to Everyone:

Reacted to "Even if it were with..." with 👍

19:37:07 From Dennis E Bolen to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:08 From John Wright to Everyone:

Reacted to "This is a massive st..." with 👍

19:37:08 From Lisa Tyler to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:09 From Kirk Buhne to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:13 From Ingrid Holm to Everyone:

Reacted to "how can they claim t..." with 👍

19:37:14 From Michael Mullins to Everyone:

In regards to the presenter's 4th slide (reclassifying the lot as Housing Opportunity) – There is no credible justification for reclassifying this lot as housing opportunity. This classification is intended for lots large enough to accommodate multi unit dwellings. This lot is simply too small for a low to mid-rise building that complies with the Official Community Plan's (OCP) total floor space ratio of 1.2:1 (OCP Figure 8). It also doesn't adhere to the City's good urban design guidelines for this type of building. The OCP relegates the housing opportunity designation to the downtown core and around arterial roads – not in the middle of two narrow James Bay streets lined with a one and two story heritage homes. In reality, given its size the lot should be classified as traditional residential – just like all the lots of similar size in the

immediate area. A credible developer would be proposing something in line with the new Missing Middle regulations, and at the same height as the lot's existing building.

19:37:16 From Kathryn Ogg to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:17 From Deb Hull to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:24 From John Hayles to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:25 From John Hayles to Everyone:

Reacted to "Even if it were with..." with 👍

19:37:32 From Dean Rysstad to Everyone:

Reacted to "We will see almost e..." with 👍

19:37:34 From John Hayles to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:36 From Dennis E Bolen to Everyone:

Reacted to "Even if it were with..." with 👍

19:37:41 From Todd Glover to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:43 From JBNA to Everyone:

the chat is saved for future reference as is the recording.

19:37:43 From John Wright to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:45 From Elizabeth Stone to Everyone:

There is no guarantee that it will be "affordable housing". There has never been an actual amount proposed. This is a catch phrase that is useless.

19:37:45 From Ingrid Holm to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:50 From Dennis E Bolen to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:54 From Deb Hull to Everyone:

Reacted to "In regards to the pr..." with 👍

19:37:54 From Lee McVicker to Everyone:

for an alternative perspective see the link <https://bit.ly/stop50>

19:38:01 From John Wright to Everyone:

Reacted to "the chat is saved fo..." with 👍

19:38:01 From Ingrid Holm to Everyone:

Reacted to "Even if it were with..." with 👍

19:38:19 From Ingrid Holm to Everyone:

Reacted to "In regards to the pr..." with 👍

19:38:34 From Lesley Ewing to Everyone:

Reacted to "In regards to the pr..." with 👍

19:38:36 From Ingrid Holm to Everyone:

Reacted to "There is no guarante..." with 👍

19:38:38 From Deb Hull to Everyone:

Reacted to "There is no guarante..." with 👍

19:38:43 From Eve Hume to Everyone:

Please explain your definition \$\$ price of affordable.

19:38:55 From Agnes Vollmeier to Everyone:

Reacted to "In regards to the pr..." with 👍

19:38:55 From Amanda Gaunt to Everyone:
Affordable housing and below-market housing are two very different things. Check BC Housing!

19:39:07 From Brad & Christine to Everyone:
Reacted to "In regards to the pr..." with 👍

19:39:07 From Nikitas Dimopoulos to Everyone:
What about seismic standards? This is a highly seismic zone.

19:39:28 From Penny Beames to Everyone:
I think this project is great. I also think this little girl is amazing.

19:39:39 From Paula Jardine to Everyone:
Reacted to "Even if it were with..." with 👍

19:39:48 From Brian Vincent to Everyone:
The art piece is nothing more than virtue signaling.

19:39:49 From Kirk Buhne to Everyone:
"Conduit for future solar". Ha ha ha. Anyone can put in a conduit. And the panels would not be anything enough to service the building. And it shadows neighbours so they could not have solar!! So it would be a solar energy negative

19:39:53 From Elizabeth Stone to Everyone:
First nations is not actually heritage.

19:39:57 From Dennis E Bolen to Everyone:
Reacted to "The art piece is not..." with 👍

19:39:58 From Kirk Buhne to Everyone:
Reacted to "The art piece is not..." with 👍

19:40:02 From John Wright to Everyone:
Reacted to "First nations is not..." with 👍

19:40:06 From Lisa Tyler to Everyone:
Reacted to "First nations is not..." with 👍

19:40:11 From Lisa Tyler to Everyone:
Reacted to "The art piece is not..." with 👍

19:40:14 From Jenny Farkas to Everyone:
You can't put Indigenous art on the side of a building and call it reconciliation.
Outrageous!

19:40:16 From Dennis E Bolen to Everyone:
Reacted to ""Conduit for future ..." with 👍

19:40:21 From Michael Mullins to Everyone:
In regards to the presenter's 7th slide (Data sheet and zoning analysis) – The information about current zoning and the OCP in the data sheet is inaccurate. It also doesn't provide details on open space (area of the lot not occupied or obstructed by an building or portion of building, driveway or parking lot). From the plans the open space percentage falls well short of what is required. We have a serious process problem when an applicant manipulates such critical information. Ideally the developer should be told by the City to start over: (1) develop plans in consultation with neighbours consistent with City policy and regulation, and (2) once this has been done, come back to CALUC with their proposal.

19:40:23 From Kirk Buhne to Everyone:
Reacted to "In regards to the pr..." with 😊

19:40:26 From John Hayles to Everyone:
A piece of First Nations art does not redeem an otherwise ugly building

19:40:31 From Agnes Vollmeier to Everyone:

Reacted to "A smaller project do..." with 👍
19:40:33 From Kirk Buhne to Everyone:
Reacted to "A piece of First Nat..." with 👍
19:40:38 From Dennis E Bolen to Everyone:
Reacted to "You can't put Indige..." with 👍
19:40:46 From Marion von Dehn to Everyone:
If they are able to change the zoning, this will set precedent for more large buildings smushed between single family homes. No, no, no. Doesn't fit with the land area and with the neighbourhood.
19:40:47 From Sonya Smoley to Everyone:
James Bay should be encouraged to continue with multiple units in a single home, garden suites and carriage houses, so as to maintain and preserve the character of this historic area.
19:40:49 From iPad (10) to Everyone:
Reacted to "A piece of First Nat..." with 🙄
19:40:53 From Ingrid Holm to Everyone:
This lot is in what has been categorized by the City as the 'Traditional Residential' part of James Bay. There are beautiful heritage houses in this stretch of Government St. There is very little Traditional Residential left; it needs to be safeguarded and 'not picked off' like this.
19:40:58 From Kirk Buhne to Everyone:
Reacted to "James Bay should be ..." with 👍
19:41:00 From Dennis E Bolen to Everyone:
Reacted to "In regards to the pr..." with 👍
19:41:01 From Becky Vander Steen to Everyone:
Reacted to "A piece of First Nat..." with 👍
19:41:06 From Brad & Christine to Everyone:
Reacted to "In regards to the pr..." with 👍
19:41:06 From Kirk Buhne to Everyone:
Reacted to "This lot is in what ..." with 👍
19:41:07 From Dennis E Bolen to Everyone:
Reacted to "A piece of First Nat..." with 👍
19:41:10 From Michael Mullins to Everyone:
Reacted to "If they are able to ..." with 👍
19:41:11 From Lisa Tyler to Everyone:
OMG! That's horrific looking! Not only is it inappropriately huge for that location but UGLY! Unbelievable that this is even being allowed to be proposed
19:41:15 From Kirk Buhne to Everyone:
Reacted to "If they are able to ..." with 👍
19:41:17 From Dennis E Bolen to Everyone:
Reacted to "If they are able to ..." with 👍
19:41:18 From Curtis Mohamed to Everyone:
Reacted to "A piece of First Nat..." with 👍
19:41:19 From Curtis Mohamed to Everyone:
Removed a 👍 reaction from "A piece of First Nat..."
19:41:21 From Curtis Mohamed to Everyone:
Reacted to "A piece of First Nat..." with 👍
19:41:23 From Veronica Strong-Boag to Everyone:
Reacted to "In regards to the pr..." with 👍

19:41:27 From Dennis E Bolen to Everyone:
Reacted to "James Bay should be ..." with 👍

19:41:29 From Brad & Christine to Everyone:
Reacted to "If they are able to ..." with 👍

19:41:32 From Ingrid Holm to Everyone:
Reacted to "A piece of First Nat..." with 👍

19:41:34 From Veronica Strong-Boag to Everyone:
Reacted to "Even if it were with..." with 👍

19:41:38 From Becky Vander Steen to Everyone:
Reacted to "If they are able to ..." with 🍷

19:41:39 From Dennis E Bolen to Everyone:
Reacted to "This lot is in what ..." with 👍

19:41:41 From Brad & Christine to Everyone:
Reacted to "James Bay should be ..." with 👍

19:41:43 From John Wright to Everyone:
Reacted to "This lot is in what ..." with 👍

19:41:46 From Brian Vincent to Everyone:
I'd ask the developers if they would like such a building butting right up against their homes.

19:41:47 From Amanda Gaunt to Everyone:
Building only studios and one-bedrooms does nothing to address family needs. It looks like it can easily be AriBnBd.

19:41:51 From Lee McVicker to Everyone:
what a view from our lovely HCA

19:41:52 From Imogen Glover to Everyone:
Reacted to "This lot is in what ..." with 👍

19:41:54 From John Wright to Everyone:
Reacted to "If they are able to ..." with 👍

19:41:54 From Dennis E Bolen to Everyone:
Reacted to "OMG! That's horrific..." with 👍

19:41:56 From Veronica Strong-Boag to Everyone:
Reacted to "In regards to the pr..." with 👍

19:42:02 From Kirk Buhne to Everyone:
How can developers with such joke projects waste our time?

19:42:05 From Billy Page to Everyone:
Definitely not the place for this!

19:42:08 From Imogen Glover to Everyone:
Reacted to "OMG! That's horrific..." with 👍

19:42:14 From John Wright to Everyone:
Reacted to "Building only studio..." with 👍

19:42:16 From susannah adams to Everyone:
6 stories is obscene. cap it at 3

19:42:18 From iPad (10) to Everyone:
Reacted to "OMG! That's horrific..." with 👍

19:42:26 From Ira Shorr to Everyone:
"Prominent" indeed—the very decision of "sticking out like a sore thumb."

19:42:27 From Michael Mullins to Everyone:
Reacted to "How can developers w..." with 👍

19:42:33 From Sonya Smoley to Everyone:
I don't see these units as being "family" focused.

19:42:34 From Veronica Strong-Boag to Everyone:
Reacted to "The art piece is not..." with 👍

19:42:34 From Imogen Glover to Everyone:
Reacted to "You can't put Indige..." with 👍

19:42:37 From Michael Mullins to Everyone:
Reacted to "'Prominent" indeed—t..." with 👍

19:42:40 From Dennis E Bolen to Everyone:
Reacted to "'Prominent" indeed—t..." with 👍

19:42:41 From Breranne Yaremko to Everyone:
Reacted to "I don't see these un..." with 👍

19:42:42 From Deb Hull to Everyone:
More like a sore arm than a sore thumb!

19:42:43 From Veronica Strong-Boag to Everyone:
Reacted to "'Conduit for future ..." with 👍

19:42:45 From Claire Smith to Everyone:
Is the landscaping at the frontage actually boulevard?

19:42:47 From Kirk Buhne to Everyone:
Tenants may be owner friends and relatives who then sublet apts out as short term, 30 day rentals

19:42:48 From Ingrid Holm to Everyone:
Reacted to "In regards to the pr..." with 👍

19:42:59 From Brian Vincent to Everyone:
This monstrosity will completely change the quaint character of the neighbourhood

19:43:01 From Elizabeth Stone to Everyone:
We own a designated heritage home. We are not allowed to make many changes, if any, seeking to keep the original "old heritage" look for the neighborhood, or we will lose the designation. So two doors down we will have a monstrosity of a building that does not even fit the lot, much less fit in with ALL the designated heritage homes on the street. City hall simply cannot allow this.

19:43:01 From John Wright to Everyone:
Replying to "Building only studio..."

This is a very important point. It's not going to be great for the people living there. Or bring a mix to the community.

19:43:06 From Ingrid Holm to Everyone:
Reacted to "If they are able to ..." with 👍

19:43:07 From Veronica Strong-Boag to Everyone:
Reacted to "A piece of First Nat..." with 👍

19:43:09 From Ocean Inglin to Everyone:
What a monstrosity!

19:43:13 From Ingrid Holm to Everyone:
Reacted to "James Bay should be ..." with 👍

19:43:14 From Veronica Strong-Boag to Everyone:
Reacted to "If they are able to ..." with 👍

19:43:15 From Lee McVicker to Everyone:
Reacted to "Building only studio..." with 👍

19:43:17 From Brad & Christine to Everyone:

We have a parking problem already on Battery even with the "Residential Only designation... this will add to the problem

19:43:21 From Dennis E Bolen to Everyone:

Reacted to "We own a designated ..." with 👍

19:43:22 From Veronica Strong-Boag to Everyone:

Reacted to "James Bay should be ..." with 👍

19:43:23 From iPad (10) to Everyone:

Reacted to "We own a designated ..." with 👍

19:43:24 From Graham Hawkins to Everyone:

This proposed project has absolutely no place in our community.

19:43:30 From John Hayles to Everyone:

It looks like it takes up an obscene amount of its lot

19:43:31 From Lisa Tyler to Everyone:

Reacted to "Building only studio..." with 👍

19:43:33 From Veronica Strong-Boag to Everyone:

Reacted to "This lot is in what ..." with 👍

19:43:37 From Kirk Buhne to Everyone:

Shadows deny neighbours of passive solar

19:43:41 From Veronica Strong-Boag to Everyone:

Reacted to "OMG! That's horrific..." with 👍

19:43:45 From John Hayles to Everyone:

Reacted to "Shadows deny neighbo..." with 😏

19:43:55 From Brad & Christine to Everyone:

Reacted to "This proposed projec..." with 👍

19:43:58 From Lisa Tyler to Everyone:

Reacted to "This proposed projec..." with 👍

19:43:58 From Veronica Strong-Boag to Everyone:

Reacted to ""Prominent" indeed—t..." with 👍

19:43:59 From Elizabeth Stone to Everyone:

Replying to "Building only studio..."

I've shown these plans to people I know who don't live here and everyone is aghast. Anyone with some common sense can see this is not a fit.

19:44:01 From Claire Smith to Everyone:

So at 3:30 pm at least 3 houses will never see the sun

19:44:04 From Veronica Strong-Boag to Everyone:

Reacted to "I don't see these un..." with 👍

19:44:12 From iPad (10) to Everyone:

Reacted to "Shadows deny neighbo..." with 😏

19:44:12 From Agnes Vollmeier to Everyone:

Reacted to "In regards to the pr..." with 👍

19:44:13 From Sonya Smoley to Everyone:

Reacted to "If they are able t..." with 👍

19:44:15 From Soressa Gardner to Everyone:

Reacted to "In regards to the pr..." with 👍

19:44:21 From Joan and Colin O'Connor to Everyone:

Hideous and insulting on many levels!

19:44:26 From Veronica Strong-Boag to Everyone:

Reacted to "We own a designated ..." with 👍
19:44:28 From Breranne Yaremko to Everyone:

Reacted to "So at 3:30 pm at lea..." with 👍
19:44:29 From Dennis E Bolen to Everyone:

Reacted to "I've shown these pla..." with 👍
19:44:29 From Marion von Dehn to Everyone:

That building looks so out of character with the street. It is horrendous. No amount of telling us that it is eco friendly, has ev chargers is going to sell me in this proposal. I would be so unhappy if this was proposed next, across, in front or behind my home.

19:44:34 From Lara Hurrell to Everyone:

I'm a James Bay resident - I was shocked to see the size of this building. It's way too high. The modern style is more suitable to a downtown location rather than a neighbourhood full of historic/character homes. Whatever is built there should fit in with the area which is facing a Heritage Conservation Zone. This area will become even more valuable as an historic area as our tourism industry grows. It must be done right.

19:44:35 From Soressa Gardner to Everyone:

Reacted to "The art piece is not..." with 👍
19:44:40 From Veronica Strong-Boag to Everyone:

Reacted to "This proposed projec..." with 👍
19:44:40 From Ingrid Holm to Everyone:

Reacted to "How can developers w..." with 👍
19:44:50 From John Hayles to Everyone:

This is what the view would actually look like:

https://drive.google.com/file/d/1trOrDok7qB9XHQ5pnv5JSDPn-L87-9o_/view?usp=share_link
(compared to before)

19:44:55 From Brad & Christine to Everyone:

Reacted to "Building only studio..." with 👍
19:44:57 From Halli MacNab to Everyone:

The proposed development is ridiculous for all the above reasons.

19:45:01 From Becky Vander Steen to Everyone:

Reacted to "Hideous and insultin..." with 👍
19:45:08 From Veronica Strong-Boag to Everyone:

Reacted to "Hideous and insultin..." with 👍
19:45:17 From Dennis E Bolen to Everyone:

Reacted to "I'm a James Bay resi..." with 👍
19:45:19 From Ingrid Holm to Everyone:

Reacted to "This monstrosity wil..." with 👍
19:45:21 From Brad & Christine to Everyone:

Reacted to "That building looks ..." with 👍
19:45:22 From Claire Smith to Everyone:

Most of us have multiple suites in our homes and James Bay is the densest neighbourhood in Victoria. It used to be one of the most affordable, but every development is forcing out renters

19:45:24 From Ingrid Holm to Everyone:

Reacted to "Tenants may be owner..." with 👍
19:45:27 From Amanda Gaunt to Everyone:

Are you looking at building in Oak Bay? James Bay is already the most densely populated area in Victoria.

19:45:30 From Veronica Strong-Boag to Everyone:

Reacted to "I'm a James Bay resi..." with 👍
19:45:36 From Brad & Christine to Everyone:
Reacted to "I'm a James Bay resi..." with 👍
19:45:37 From Breranne Yaremko to Everyone:
Reacted to "Most of us have mult..." with 👍
19:45:37 From Dennis E Bolen to Everyone:
Reacted to "Most of us have mult..." with 👍
19:45:40 From Michael Mullins to Everyone:
Reacted to "Are you looking at b..." with 👍
19:45:42 From Sonya Smoley to Everyone:
Reacted to "Most of us have mu..." with 👍
19:45:43 From Breranne Yaremko to Everyone:
Reacted to "Are you looking at b..." with 👍
19:45:46 From Joan and Colin O'Connor to Everyone:
Reacted to "Are you looking at b..." with 👍
19:45:46 From Ingrid Holm to Everyone:
Reacted to "We own a designated ..." with 👍
19:45:47 From Nikitas Dimopoulos to Everyone:
Is the developer willing to locate such a building next to their house?
19:45:50 From Soressa Gardner to Everyone:
Using words like "crisis" is a way to turn people's rational brains off and trigger impulsive action that is not always wise.
19:45:51 From Claire Smith to Everyone:
Village Green just displaced upwards of 48 families that are now forced to pay double if not triple rents
19:45:51 From Brad & Christine to Everyone:
Reacted to "Are you looking at b..." with 👍
19:46:01 From Dennis E Bolen to Everyone:
Reacted to "Using words like "cr..." with 👍
19:46:06 From Elizabeth Stone to Everyone:
You don't destroy an historical neighborhood because we have a housing crisis. YOU build new neighborhoods. This is clearly a case of someone trying to gain as much revenue as possible by buying a single family lot and making a really bad case....using all sorts of societal issues as a reason for his profit.
19:46:06 From Karie Hardie to Everyone:
Does the infrastructure in this part of James Bay allow for an expansion of larger developments - water, sewage, storm water = since it has probably been in place for over 100 years
19:46:11 From Penny Beames to Everyone:
I love that our neighbourhood is evolving. It's beautiful. I think the building is cool and would love to live in it one day.
19:46:14 From Emily Schudel to Everyone:
If you are looking to "fit in with the neighbours", this is not it.
19:46:21 From Soressa Gardner to Everyone:
Reacted to "https://www.jamesbay..." with 👍
19:46:22 From Sofie Smith to Everyone:
We need more housing. This project will densify in an area where there are 6 story & higher
We need places for young people or seniors to rent a smaller space

19:46:25 From Dennis E Bolen to Everyone:

Reacted to "You don't destroy an..." with 👍

19:46:25 From Soressa Gardner to Everyone:

Reacted to "Want the City to kno..." with 👍

19:46:27 From Brian Vincent to Everyone:

If this project is approved as is then it will open up a floodgates to similar projects throughout our neighbourhood, completely transforming our community. This project must be rejected.

19:46:28 From John Wright to Everyone:

Apartment Parking on the ground floor instead of ground floor residences goes against the rest of the streetscape. All the other complexes have ground floor housing. You don't need six floors if you put housing on the ground floor.

19:46:30 From Deanne Loubardeas to Everyone:

These developers could propose this in Oak Bay, where they come from. I am tired of being shamed for owning my own home, which I built, and which provides a rental suite, affordably priced

19:46:30 From Soressa Gardner to Everyone:

Reacted to "I am the owner of th..." with 👍

19:46:36 From Soressa Gardner to Everyone:

Reacted to "Will everyone commen..." with 👍

19:46:36 From Claire Smith to Everyone:

Where is the caretakers suite located in the building? Is it on the top floor?

19:46:38 From Lisa Miller to Everyone:

What do we want Victoria to look like in future - Hong Kong? Maybe London better - keep the towers in the centre - keep character in the neighbourhoods

19:46:40 From Kirk Buhne to Everyone:

James Bay will double in population in 15 years. We do not need this building!

19:46:44 From Ingrid Holm to Everyone:

Reacted to "Building only studio..." with 👍

19:46:46 From Jeff Woodburn to Everyone:

?? how much noise will the mechanical equipment generate causing a constant hum ongoing so close to surrounding homes

19:46:51 From John Wright to Everyone:

Reacted to "We need more housing..." with 👍

19:47:04 From Brad & Christine to Everyone:

Reacted to "?? how much noise wi..." with 👍

19:47:05 From Elizabeth Stone to Everyone:

Mike's reasoning is flawed at best.

19:47:09 From Dennis E Bolen to Everyone:

Reacted to "If this project is a..." with 👍

19:47:09 From Jenny Farkas to Everyone:

Goodness gracious - you're an architecture firm. You can have beauty/scale and function. You are telling us a story that beauty/scale doesn't matter.

19:47:10 From Breranne Yaremko to Everyone:

Reacted to "?? how much noise wi..." with 👍

19:47:12 From Becky Vander Steen to Everyone:

Replying to "?? how much noise wi..."

good question


19:47:14 From Sonya Smoley to Everyone:

The poor house on the north side of this structure will be in the shadow of it for the majority of the day!


19:47:17 From Lisa Tyler to Everyone:

How can this guy be saying all of these absurdities, with any conscience... or believe himself! Obviously he has none. I doubt that he would want that next to his house

19:47:22 From Diane Townsend to Everyone:

Reacted to "There is no guarante..." with 

19:47:23 From Sonya Smoley to Everyone:

Reacted to "These developers c..." with 

19:47:25 From John Hayles to Everyone:

Replying to "?? how much noise wi..."

second this question

19:47:28 From Dennis E Bolen to Everyone:

Reacted to "These developers cou..." with 

19:47:30 From Char V to Everyone:

Reacted to "Most of us have mult..." with 

19:47:33 From iPad (10) to Everyone:

This building does not fit in with the heritage of James Bay, it looks like an institutional eye sore.


19:47:34 From Soressa Gardner to Everyone:

Reacted to "This proposal is so ..." with 

19:47:36 From Todd Glover to Everyone:

Affordable housing is well supplied by garden suites and secondary suites, and that fact is recognized by the BC Homes for People plan. And fits well with Missing Middle


19:47:39 From Soressa Gardner to Everyone:

Reacted to "This is a massive st..." with 

19:47:43 From Dennis E Bolen to Everyone:

Reacted to "What do we want Vict..." with 

19:47:44 From Karen Gallagher to Everyone:

Reacted to "Oh my god. This is a..." with 


19:47:45 From Ingrid Holm to Everyone:

Reacted to "I'm a James Bay resi..." with 


19:47:47 From Soressa Gardner to Everyone:

Reacted to "Ah thank you. But I ..." with 

19:47:50 From Sonya Smoley to Everyone:

Reacted to "?? how much noise ..." with 

19:48:02 From Soressa Gardner to Everyone:

Reacted to "We will see almost e..." with 

19:48:10 From Soressa Gardner to Everyone:

Reacted to "What about the needs..." with 

19:48:11 From Kirk Buhne to Everyone:

My 1911 house has a great energy standard and I have my heat turned off. I have retrofitted. The energy talk on this building is but a red herring. I get heat from sunlight but this building steals sun from others

19:48:17 From John Wright to Everyone:

Replying to "We need more housing..."

We already are in the densest part of the community. What James Bay and Victoria needs are units for young couples and families, not small studio apartments.

19:48:25 From Soressa Gardner to Everyone:

Reacted to "how can they claim t..." with 👍

19:48:27 From Ingrid Holm to Everyone:

Reacted to "Most of us have mult..." with 👍

19:48:30 From Soressa Gardner to Everyone:

Reacted to "In regards to the pr..." with 👍

19:48:31 From Kirk Buhne to Everyone:

Reacted to "How can this guy be ..." with 👍

19:48:33 From Ingrid Holm to Everyone:

Reacted to "Are you looking at b..." with 👍

19:48:35 From Soressa Gardner to Everyone:

Reacted to "Even if it were with..." with 👍

19:48:36 From Kirk Buhne to Everyone:

Reacted to "The poor house on th..." with 👍

19:48:43 From Ingrid Holm to Everyone:

Reacted to "Using words like "cr..." with 👍

19:48:44 From Kirk Buhne to Everyone:

Reacted to "Goodness gracious - ..." with 👍

19:48:45 From Todd Glover to Everyone:

Reacted to "We already are in th..." with 👍

19:48:46 From Soressa Gardner to Everyone:

Reacted to "the chat is saved fo..." with 👍

19:48:54 From Dennis E Bolen to Everyone:

Reacted to "My 1911 house has a ..." with 👍

19:48:55 From Soressa Gardner to Everyone:

Reacted to "There is no guarante..." with 👍

19:48:56 From John Hayles to Everyone:

It looks twice as tall as the telephone poles and soars above every tree. The walls of the house are practically on their neighbour's lawns

19:48:56 From Kevin Youck to Everyone:

This is not a suitable development to be proposed for a residential Neighbourhood -- far better suited to a downtown location around other similar apartment buildings, not in the middle of family homes.

19:48:56 From Amanda Gaunt to Everyone:

Reacted to "We already are in th..." with 👍

19:48:57 From John Wright to Everyone:

Reacted to "?? how much noise wi..." with 👍

19:48:57 From Paul Plater to Everyone:

this creates an environment of chaos driven, panic driven site specific redevelopment. no consideration of neighbors or neighborhood. no consideration of LAP.

19:49:02 From Ingrid Holm to Everyone:

Reacted to "You don't destroy an..." with 👍

19:49:11 From Kris Vopnfjord to Everyone:

Destroying the character of an historic neighborhood with a building that is totally out of touch with the houses beside it is not a solution. This proposal does not "fit" Government St.

19:49:15 From Brad & Christine to Everyone:

Reacted to "We already are in th..." with 👍
19:49:18 From Paul Plater to Everyone:
right on barara!
19:49:22 From Halli MacNab to Everyone:
Could you turn the presentation off please?
19:49:22 From Soressa Gardner to Everyone:
Reacted to "What about seismic s..." with 👍
19:49:26 From Paul Plater to Everyone:
right on barbara
19:49:27 From Kirk Buhne to Everyone:
Reacted to "Destroying the chara..." with 👍
19:49:28 From Lisa Tyler to Everyone:
Reacted to "Destroying the chara..." with 👍
19:49:29 From Soressa Gardner to Everyone:
Reacted to "Affordable housing a..." with 👍
19:49:31 From John Wright to Everyone:
Reacted to "this creates an envi..." with 👍
19:49:34 From Kevin Youck to Everyone:
Reacted to "Destroying the chara..." with 👍
19:49:34 From Amanda Gaunt to Everyone:
Reacted to "Destroying the chara..." with 👍
19:49:38 From Brad & Christine to Everyone:
Reacted to "This is not a suitab..." with 👍
19:49:40 From Emily Schudel to Everyone:
Reacted to "This is not a suitab..." with 👍
19:49:41 From Marion von Dehn to Everyone:
You are giving great points Barbara
19:49:42 From Amanda Gaunt to Everyone:
Reacted to "this creates an envi..." with 👍
19:49:43 From John Wright to Everyone:
Reacted to "This is not a suitab..." with 👍
19:49:44 From Ingrid Holm to Everyone:
Reacted to "If this project is a..." with 👍
19:49:47 From Soressa Gardner to Everyone:
Reacted to ""Conduit for future ..." with 👍
19:49:48 From Amanda Gaunt to Everyone:
Reacted to "This is not a suitab..." with 👍
19:49:49 From Emily Schudel to Everyone:
Reacted to "Destroying the chara..." with 👍
19:49:51 From Paula Jardine to Everyone:
Reacted to "right on barbara" with 🙏
19:49:51 From Brad & Christine to Everyone:
Reacted to "this creates an envi..." with 👍
19:50:07 From Ingrid Holm to Everyone:
Reacted to "These developers cou..." with 👍
19:50:16 From Soressa Gardner to Everyone:
Reacted to "In regards to the pr..." with 👍
19:50:24 From Soressa Gardner to Everyone:

Reacted to "A piece of First Nat..." with 👍
19:50:31 From Char V to Everyone:
Reacted to "Destroying the chara..." with 👍
19:50:39 From Kris Vopnfjord to Everyone:
Thank you Barbara!!!
19:50:43 From Soressa Gardner to Everyone:
Reacted to "If they are able to ..." with 👍
19:50:44 From Graham Hawkins to Everyone:
This project must NOT be approved!
19:50:56 From Kirk Buhne to Everyone:
Hooray Barbara. We have a right too light
19:51:07 From Elizabeth Stone to Everyone:
Thank you Barbara. Well said.
19:51:07 From Lisa Tyler to Everyone:
Very well put Barbara. Thank you.
Are James Bay residents, going to be allowed to vote on this?
19:51:12 From Soressa Gardner to Everyone:
Reacted to "James Bay should be ..." with 👍
19:51:21 From Michael Clement to Everyone:
Right On Barbara!
19:51:23 From Soressa Gardner to Everyone:
Reacted to "This lot is in what ..." with 👍
19:51:24 From John Hayles to Everyone:
yeah legally "affordable" doesn't actually equate to affordable in the real world
19:51:26 From Patricia Crichton to Everyone:
Well said Barbara
19:51:30 From Sofie Smith to Everyone:
What will the affordability look like for the units
19:51:30 From Graham Hawkins to Everyone:
Excellent points Barbara. Thank you.
19:51:30 From Claire Smith to Everyone:
Again Mr. Jones, where is the caretaker suite in this building, that you yourself have said
you will live in?
19:51:32 From Soressa Gardner to Everyone:
Reacted to "OMG! That's horrific..." with 👍
19:51:33 From Ingrid Holm to Everyone:
Reacted to "My 1911 house has a ..." with 👍
19:51:36 From Gayle Nelson to Everyone:
that is market rate in this neighbourhood
19:51:52 From Kevin Youck to Everyone:
Affordable or not, this building is out of place in this Neighbourhood --
19:51:53 From Ingrid Holm to Everyone:
Reacted to "We already are in th..." with 👍
19:51:59 From Elizabeth Stone to Everyone:
please turn off presentation
19:52:02 From Soressa Gardner to Everyone:
Reacted to "Definitely not the p..." with 👍
19:52:06 From Sonya Smoley to Everyone:
A one bedroom unit is not drawing families.

19:52:09 From John Wright to Everyone:
So 24 unites at 1600\$ - this jumps up land an apartment cost per square metre, not lowers costs.

19:52:12 From Diane Townsend to Everyone:
1600-2100 for a one bedroom. Affordable?

19:52:19 From Emily Schudel to Everyone:
Reacted to "Affordable or not, t..." with 👍

19:52:22 From Soressa Gardner to Everyone:
Reacted to ""Prominent" indeed—t..." with 👍

19:52:26 From Elizabeth Stone to Everyone:
she's got her 3 minutes1

19:52:33 From Jenny Farkas to Everyone:
We put a covenant on my father's property for 'below market rental in perpetuity' last year. CMHC below market means \$850/month for a 1 bedroom. Not \$2000!

19:53:12 From Ingrid Holm to Everyone:
Reacted to "this creates an envi..." with 👍

19:53:14 From John Wright to Everyone:
We can see the picture

19:53:16 From Ingrid Holm to Everyone:
Reacted to "This is not a suitab..." with 👍

19:53:18 From Amanda Gaunt to Everyone:
Below-market rentals means EQUAL TO or lower than average rates in private market rental market!

19:53:21 From Adele Haft to Everyone:
1) Misleading Maps and Diagrams: 50 Government Street, Folder Number CLC00401
A map of James Bay building heights features prominently on the website of Oak Bay-based Oeza Developments Ltd as well as on their proposed Plan, PowerPoint Presentation, and Letter to Mayor and Council (March 2023: note 1). Buildings over 6-storeys are red, buildings 3-6 storeys are yellow. In southeast James Bay (from Government to Douglas), the map shows only one building higher than 6 storeys (red) while the proposed 6-storey building at 50 Government St appears to blend in with more than 20 yellow-coloured 3-6 storey buildings. But maps can be misleading. If buildings between 3-6 storeys were subdivided into two categories on the map—yellow for 1-4.5 storeys and orange for 5-6 storeys—, ONLY the proposed 50 Government St rebuild would be orange. All neighbouring buildings—and the vast majority of those west of Government Street—are four storeys or less. Among the heritage and character residences in this small part of James Bay

19:53:24 From Soressa Gardner to Everyone:
IT is clear on the camera!

19:53:24 From Ingrid Holm to Everyone:
Reacted to "Destroying the chara..." with 👍

19:53:31 From Kirk Buhne to Everyone:
We can see it

19:53:32 From John Hayles to Everyone:
Reacted to "1) Misleading Maps a..." with 👍

19:53:44 From Veronica Strong-Boag to Everyone:
everyone can share her image with 'pin'

19:53:47 From Lisa Tyler to Everyone:
We can see it

19:53:56 From Char V to Everyone:

Will these suites be strictly rentals? And \$1600 - \$2100/mth for a one bedroom is current situation... not a reduced cost making it "affordable".

19:54:01 From John Wright to Everyone:

Reacted to "1) Misleading Maps a..." with 👍

19:54:13 From Ingrid Holm to Everyone:

Reacted to "Affordable or not, t..." with 👍

19:54:14 From Michael Mullins to Everyone:

We can see it and it looks sickening!

19:54:14 From Elizabeth Stone to Everyone:

It

19:54:18 From Claire Smith to Everyone:

Care about development in James Bay and want your voice heard? visit here

<https://www.jamesbayconcernedcitizens.ca>

19:54:19 From Amanda Gaunt to Everyone:

OMG!

19:54:32 From Karen Gallagher to Everyone:

Reacted to "You can't put Indige..." with 👍

19:54:34 From Lisa Miller to Everyone:

Reacted to "Care about developme..." with 👍

19:54:42 From Todd Glover to Everyone:

Nice drawing Carolyn!

19:55:04 From Lara Hurrell to Everyone:

Unbelievable. This picture really tells the story of how tall this proposed building is. How is this even being considered?

19:55:17 From Lisa Tyler to Everyone:

Reacted to "Unbelievable. This p..." with 🤔

19:55:18 From Soressa Gardner to Everyone:

Reacted to "This monstrosity wil..." with 👍

19:55:20 From Billy Page to Everyone:

Reacted to "Care about developme..." with 👍

19:55:22 From Becky Vander Steen to Everyone:

Reacted to "Unbelievable. This p..." with 👍

19:55:24 From Patricia Crichton to Everyone:

Reacted to "Care about development .." with 👍

19:55:26 From Veronica Strong-Boag to Everyone:

Reacted to "Unbelievable. This p..." with 🤔

19:55:26 From Soressa Gardner to Everyone:

Reacted to "We own a designated ..." with 👍

19:55:46 From Elizabeth Stone to Everyone:

It is not a bad building.....has a lot going for it. But it doesn't belong here in this neighborhood! There is no dispute here.....even the developer says they are not interested in fitting in. This should not be allowed.

19:55:47 From Lorne Brownsey to Everyone:

Carolyn, please forward these digital images to JBNA. We will incorporate them in the feedback. Lorne

19:55:48 From Soressa Gardner to Everyone:

Reacted to "Building only studio..." with 👍

19:55:57 From Kris Vopnfjord to Everyone:

This concrete monolith dwarfs everything

19:56:01 From Dennis E Bolen to Everyone:
Reacted to "It is not a bad buil..." with 👍

19:56:03 From Claire Smith to Everyone:
This drawing is spectacularly horrific!

19:56:06 From Soressa Gardner to Everyone:
Thank you Carolyn for sharing your drawings and commentary - very effective.

19:56:08 From Elizabeth Stone to Everyone:
Thank You Carolyn!

19:56:11 From Agnes Vollmeier to Everyone:
Reacted to "Unbelievable. This p..." with 👍

19:56:12 From Agnes Vollmeier to Everyone:
Reacted to "Unbelievable. This p..." with 🙄

19:56:20 From Dennis E Bolen to Everyone:
Reacted to "Thank you Carolyn f..." with 👍

19:56:22 From Marion von Dehn to Everyone:
So oppressive

19:56:27 From Breranne Yaremko to Everyone:
Reacted to "Thank you Carolyn f..." with 👍

19:56:44 From Soressa Gardner to Everyone:
Reacted to "You don't destroy an..." with 👍

19:56:46 From Michael Mullins to Everyone:
It breaks pretty much all the zoning requirements!

19:56:47 From Halli MacNab to Everyone:
The pictures say it all Carolyn.

19:56:49 From Todd Glover to Everyone:
It does not meet height restrictions

19:56:53 From Paul Plater to Everyone:
I'm tired of developers calling all the shots

19:56:59 From Ingrid Holm to Everyone:
Reacted to "It breaks pretty muc..." with 👍

19:57:07 From Marion von Dehn to Everyone:
This is not the place for this much density. Keep some of our neighbourhoods intact

19:57:12 From Kris Vopnfjord to Everyone:
"Meeting Height Restrictions"??????

19:57:14 From Emily Schudel to Everyone:
The need is there, but put the structure in a location where it makes sense. This is not the right location for a structure of this size.

19:57:29 From Soressa Gardner to Everyone:
Reacted to "That building looks ..." with 👍

19:57:32 From Lorne Brownsey to Everyone:
Wayne, please do not allow a response to every presentation. We wont get through all the people who need to speak.

19:57:36 From Amanda Gaunt to Everyone:
Reacted to "Wayne, please do not..." with 👍

19:57:36 From Soressa Gardner to Everyone:
Reacted to "I'm a James Bay resi..." with 👍

19:57:38 From Dean Rysstad to Everyone:
Zoning laws are important to guide current and future land use, to protect the neighbourhood from inappropriate land use, and to reduce conflict between land owners. If the

developers did not request variances requiring rezoning, there would be no issue here. A six-storey tower is not appropriate at this site given the lot size.

19:57:45 From Soressa Gardner to Everyone:

Reacted to "This is what the vie..." with 👍

19:57:46 From Dennis E Bolen to Everyone:

Reacted to "The need is there, b..." with 👍

19:57:48 From Deb Hull to Everyone:

Reacted to "Wayne, please do not..." with 👍

19:57:53 From James McNish to Everyone:

Reacted to "Wayne, please do not..." with 👍

19:57:57 From Todd Glover to Everyone:

Reacted to "Wayne, please do not..." with 👍

19:57:57 From Soressa Gardner to Everyone:

Reacted to "Most of us have mult..." with 👍

19:58:01 From Soressa Gardner to Everyone:

Reacted to "Are you looking at b..." with 👍

19:58:10 From John Hayles to Everyone:

It's obvious he's intentionally asking for the moon in order to slip away with only a marginally smaller building in the name of "compromise"

19:58:14 From Dennis E Bolen to Everyone:

Reacted to "Zoning laws are impo..." with 👍

19:58:24 From Kirk Buhne to Everyone:

Reacted to "It's obvious he's in..." with 🙄

19:58:26 From Emily Schudel to Everyone:

Reacted to "Zoning laws are impo..." with 👍

19:58:27 From Lee McVicker to Everyone:

the developer should not be given airtime in between each speaker

19:58:27 From Soressa Gardner to Everyone:

Reacted to "Village Green just d..." with 👍

19:58:28 From Elizabeth Stone to Everyone:

Reacted to "the developer should..." with 👍

19:58:29 From Karen Gallagher to Everyone:

Regarding the proposed indigenous art you better do your homework and consult with the local indigenous nation and get their permission and involve them every step of the way.

19:58:33 From Veronica Strong-Boag to Everyone:

Reacted to "Wayne, please do not..." with 👍

19:58:34 From Kirk Buhne to Everyone:

Reacted to "Zoning laws are impo..." with 👍

19:58:37 From John Wright to Everyone:

Reacted to "It's obvious he's in..." with 👍

19:58:38 From Veronica Strong-Boag to Everyone:

Reacted to "It's obvious he's in..." with 👍

19:58:43 From Veronica Strong-Boag to Everyone:

Reacted to "the developer should..." with 👍

19:58:44 From Amanda Gaunt to Everyone:

Reacted to "the developer should..." with 👍

19:58:52 From Kirk Buhne to Everyone:

Reacted to "I'm tired of develop..." with 👍

19:58:52 From Lisa Miller to Everyone:
Reacted to "Zoning laws are impo..." with 👍

19:58:53 From Char V to Everyone:
Reacted to "Regarding the propos..." with 👍

19:58:58 From Rashmi Patel to Everyone:
Reacted to "Zoning laws are impo..." with 👍

19:58:59 From John Hayles to Everyone:
Even a 5, 4, or 3 story building would still be too much

19:59:00 From Diane Townsend to Everyone:
I think its pretty insulting to say that zoning is what you make it.

19:59:01 From Soressa Gardner to Everyone:
Reacted to "If this project is a..." with 👍

19:59:11 From Claire Smith to Everyone:
Reacted to "Regarding the propos..." with 👍

19:59:11 From Diane Townsend to Everyone:
Reacted to "the developer should..." with 👍

19:59:19 From John Hayles to Everyone:
Reacted to "I think its pretty i..." with !!

19:59:20 From Char V to Everyone:
Removed a 👍 reaction from "Regarding the propos..."

19:59:20 From Todd Glover to Everyone:
The FN artist is fabulous. And his work deserves better display space than this building.

19:59:21 From Soressa Gardner to Everyone:
Reacted to "These developers cou..." with 👍

19:59:22 From Claire Smith to Everyone:
Reacted to "Zoning laws are impo..." with 👍

19:59:24 From sarah weaver to Everyone:
Reacted to "the developer should..." with 👍

19:59:26 From John Hayles to Everyone:
Reacted to "The FN artist is fab..." with 😊

19:59:33 From Amanda Gaunt to Everyone:
Reacted to "The FN artist is fab..." with 👍

19:59:49 From Elizabeth Stone to Everyone:
Equally insulting to say that "zoning is what we say it is". Goes to show his respect for the current rules and agreements.

19:59:50 From Soressa Gardner to Everyone:
Reacted to "What do we want Vict..." with 👍

19:59:54 From Michael Mullins to Everyone:
Replying to "It's obvious he's in..."

It does seem like the developer is trying to game the system

19:59:56 From Kevin Youck to Everyone:
This developer and development is not respecting the neighbours and homeowners in this Neighbourhood.

19:59:56 From Soressa Gardner to Everyone:
Reacted to "James Bay will doubl..." with 👍

20:00:09 From Soressa Gardner to Everyone:
Reacted to "Goodness gracious - ..." with 👍

20:00:15 From Soressa Gardner to Everyone:

Reacted to "The poor house on th..." with 👍

20:00:19 From Emily Schudel to Everyone:

Reacted to "This developer and ..." with 👍

20:00:21 From Soressa Gardner to Everyone:

Reacted to "How can this guy be ..." with 👍

20:00:24 From Lisa Tyler to Everyone:

This proposal is so absurd, it's ridiculous that it's even being considered at all. And that all of these perfectly sensible and practical reasons that this it is absolutely not appropriate for that location, even need to be iterated. What a waste. This company should put this building in a downtown location, not in a heritage neighbourhood!

20:00:29 From Amanda Gaunt to Everyone:

Reacted to "It does seem like th..." with 👍

20:00:32 From Soressa Gardner to Everyone:

Reacted to "?? how much noise wi..." with 👍

20:00:34 From Kevin Youck to Everyone:

Reacted to "The need is there, b..." with 👍

20:00:34 From Ingrid Holm to Everyone:

Reacted to "This is not the plac..." with 👍

20:00:36 From Jenny Farkas to Everyone:

If the developer is going to speak I think he should turn his camera on and look all of us in the eye.

20:00:40 From Paula Jardine to Everyone:

Replying to "This proposal is so ..."

Agreed

20:00:40 From Soressa Gardner to Everyone:

Reacted to "This building does n..." with 👍

20:00:42 From Kevin Youck to Everyone:

Reacted to "This is not the plac..." with 👍

20:00:48 From Ingrid Holm to Everyone:

Reacted to "Wayne, please do not..." with 👍

20:00:49 From Emily Schudel to Everyone:

Reacted to "This proposal is so ..." with 👍

20:00:50 From Kirk Buhne to Everyone:

Reacted to "If the developer is ..." with 👍

20:00:51 From Breranne Yaremko to Everyone:

Reacted to "If the developer is ..." with 👍

20:00:51 From Dean Rysstad to Everyone:

I feel so bad for the immediate neighbours. This is devastating.

20:00:51 From Adele Haft to Everyone:

2) Why demolish an occupied four-plex that already meets the housing needs for which the Missing Middle zoning and bylaws were created? "As Carl Elefante, former president of the American Institute of Architects famously said, 'the greenest building is...one that is already built.'... Retrofitting existing buildings to improve their performance can achieve energy efficiencies equivalent to new buildings, substantially reducing operational emissions while avoiding the immense embodied emissions from constructing a new building. Occupying, maintaining, renewing, and adapting existing buildings is the greenest approach and is especially crucial for meeting emissions reduction targets in the Paris Agreement on Climate Change" (<https://carlelefante.com/insights/the-greenest-building-is/>: emphasis added).

20:00:53 From Kris Vopnfjord to Everyone:

Reacted to "If the developer is ..." with ❤️

20:00:56 From Sofie Smith to Everyone:

I think in a neighbourhood change is difficult. I don't think the whole neighbourhood is heritage.

20:00:57 From Soressa Gardner to Everyone:

Reacted to "Affordable housing i..." with 👍

20:01:01 From Diane Townsend to Everyone:

Replying to "Equally insulting to..."

Very insulting, sure developer do whatever you want wherever you want. That sounds perfect

20:01:01 From Callie Anderson to Everyone:

What is the real motivation behind this proposal? How much does the owner expect to gain?

20:01:01 From Soressa Gardner to Everyone:

Reacted to "My 1911 house has a ..." with 👍

20:01:02 From Ingrid Holm to Everyone:

Reacted to "Zoning laws are impo..." with 👍

20:01:05 From John Wright to Everyone:

Reacted to "2) Why demolish an o..." with 👍

20:01:07 From Lisa Tyler to Everyone:

Reacted to "2) Why demolish an o..." with 👍

20:01:08 From Kirk Buhne to Everyone:

Why does the developer hide his camera?

20:01:08 From Kris Vopnfjord to Everyone:

Reacted to "If the developer is ..." with 👍

20:01:10 From Jenny Farkas to Everyone:

If the developer is going to speak I think he should turn his camera on and look all of us in the eye.

20:01:18 From Deb Hull to Everyone:

Reacted to "If the developer is ..." with 👍

20:01:24 From Karen Gallagher to Everyone:

Reacted to "Regarding the propos..." with 👍

20:01:26 From Becky Vander Steen to Everyone:

Reacted to "Wayne, please do not..." with 👍

20:01:29 From John Hayles to Everyone:

Reacted to "If the developer is ..." with !!

20:01:30 From Lisa Tyler to Everyone:

Reacted to "If the developer is ..." with 👍

20:01:33 From Soressa Gardner to Everyone:

Reacted to "This is not a suitab..." with 👍

20:01:33 From Kris Vopnfjord to Everyone:

Reacted to "If the developer is ..." with 👍

20:01:36 From Kris Vopnfjord to Everyone:

Reacted to "If the developer is ..." with !!

20:01:39 From Todd Glover to Everyone:

BC Homes for People and the Missing Middle viably add to affordable housing

20:01:41 From Claire Smith to Everyone:

Replying to "I think in a neighbo..."

Sofie we are the oldest neighbourhood in Victoria and a major tourist draw for the whole city

20:01:42 From Paul Plater to Everyone:
what does he mean the setbacks aren't working.

20:01:45 From John Hayles to Everyone:
TELL EM JBNA!

20:01:46 From Jane Taylor to Everyone:
James Bay is already the most densely populated area in Victoria. Although the City needs more affordable housing, it's not needed in James Bay.

20:01:55 From Rashmi Patel to Everyone:
He want profits, we want a community.

20:02:00 From Deanne Loubardeas to Everyone:
Reacted to "If the developer is ..." with 👍

20:02:10 From Breranne Yaremko to Everyone:
Reacted to "James Bay is already..." with 👍

20:02:12 From Kris Vopnfjord to Everyone:
Reacted to "He want profits, we ..." with ❤️

20:02:16 From Sonya Smoley to Everyone:
Reacted to "This proposal is s..." with 👍

20:02:17 From kathleen bligh to Everyone:
Reacted to "He want profits, we ..." with ❤️

20:02:19 From Elizabeth Stone to Everyone:
"We've proposed what we think the community needs, not what they want." Mike Jones

20:02:22 From Amanda Gaunt to Everyone:
And you don't develop in Oak Bay - your residence - because?

20:02:23 From Kirk Buhne to Everyone:
Developer arrogantly proposes a solution. Has he toured London England a city off 9 million and seen how there are few towers in neighbourhoods?

20:02:26 From Diane Townsend to Trevor Moat(Direct Message):
Is it protocol that the developer speaks after every other person. That seems unfair.

20:02:28 From Soressa Gardner to Everyone:
I don't think the developer should be dictating to us what we need.

20:02:28 From Brian Vincent to Everyone:
The audacity of that statement. He is pushing what he thinks we need not what we want.

20:02:40 From Brad & Christine to Everyone:
'James Bay is one of the most dense neighbourhoods in Canada - pls don't try to tell us that we are not meeting expectations for housing

20:02:47 From Ingrid Holm to Everyone:
Reacted to "This proposal is so ..." with 👍

20:02:49 From Elizabeth Stone to Everyone:
We are one of Todd's neighbors too. They will look into our house as well.

20:02:50 From Kris Vopnfjord to Everyone:
Reacted to "'James Bay is one of..." with ❤️

20:02:51 From John Hayles to Everyone:
80 degrees is insane

20:02:55 From Emily Schudel to Everyone:
Reacted to "I don't think the de..." with 👍

20:03:02 From Rashmi Patel to Everyone:
Reacted to "James Bay is one of..." with ❤️

20:03:10 From Lisa Tyler to Everyone:
Reacted to "James Bay is already..." with 👍

20:03:13 From Sonya Smoley to Everyone:
Reacted to "James Bay is alrea..." with 👍

20:03:26 From Graham Hawkins to Everyone:
Go and try building that monstrosity in Oak Bay instead. Good luck. Why is James Bay always presented with totally insulting projects like this one? Obscene!

20:03:27 From Lisa Tyler to Everyone:
Removed a 👍 reaction from "2) Why demolish an o..."

20:03:28 From Lisa Tyler to Everyone:
Reacted to "2) Why demolish an o..." with 👍

20:03:33 From Soressa Gardner to Everyone:
Reacted to "We already are in th..." with 👍

20:03:37 From Elizabeth Stone to Everyone:
Reacted to "I don't think the de..." with 👍

20:03:50 From Amanda Gaunt to Everyone:
Reacted to "Go and try building ..." with 👍

20:03:51 From Soressa Gardner to Everyone:
Reacted to "this creates an envi..." with 👍

20:03:58 From Soressa Gardner to Everyone:
Reacted to "Destroying the chara..." with 👍

20:03:59 From Sonya Smoley to Everyone:
Replying to "James Bay is one..."

Agreed. There is a lengthy report on the JBNA website about the density of JB.

20:04:04 From Ingrid Holm to Everyone:
Reacted to "I feel so bad for th..." with 👍

20:04:12 From Billy Page to Everyone:
So agree!

20:04:14 From Soressa Gardner to Everyone:
Reacted to "This project must NO..." with 👍

20:04:41 From Karen Gallagher to Everyone:
Reacted to "James Bay is already..." with 👍

20:04:41 From Veronica Strong-Boag to Everyone:
Todd Glover is right on!

20:04:43 From Graham Hawkins to Everyone:
Well said Tadd!

20:04:45 From Elizabeth Stone to Everyone:
Well said Todd!!

20:04:46 From John Hayles to Everyone:
good points!

20:04:50 From Amanda Gaunt to Everyone:
Yes Todd - well said!

20:04:56 From Deb Hull to Everyone:
Well said, Todd!

20:04:59 From Ingrid Holm to Everyone:
Reacted to ""We've proposed what..." with 👍

20:04:59 From Lisa Tyler to Everyone:
Here here Todd!

20:05:01 From Becky Vander Steen to Everyone:
Reacted to "Well said Todd!!" with 👍

20:05:04 From Ingrid Holm to Everyone:
Reacted to "And you don't develo..." with 👍

20:05:10 From Kirk Buhne to Everyone:
We simply need denser neighbourhoods where they are appropriate. Not here!

20:05:12 From Kris Vopnfjord to Everyone:
Todd, you nailed it!!

20:05:12 From Ingrid Holm to Everyone:
Reacted to "Developer arrogantly..." with 👍

20:05:17 From Jennifer Button to Everyone:
A developer wants to define what's good for a neighbourhood?! Since when have developers been philanthropists?

20:05:20 From Ingrid Holm to Everyone:
Reacted to "I don't think the de..." with 👍

20:05:23 From Brad & Christine to Everyone:
Reacted to "We simply need dense..." with ❤️

20:05:26 From Kris Vopnfjord to Everyone:
Reacted to "A developer wants to..." with ❤️

20:05:27 From Kirk Buhne to Everyone:
Reacted to "A developer wants to..." with 👍

20:05:32 From Brian Vincent to Everyone:
Why can we not see Mike's face? Makes it challenging to hold a discussion with him.

20:05:33 From Kirk Buhne to Everyone:
Reacted to "Todd, you nailed it!..." with 👍

20:05:34 From Dean Rysstad to Everyone:
We need to not just focus on 6 stories. If the developers reduce the proposal to 4 stories, they will not need to have another CALUC meeting. Rezoning and variances are not appropriate here. I would support a three storey building here if it followed the current R3-2 zoning requirement for site coverage, setbacks, and density. We can moderately increase density without rezoning!

20:05:36 From Ingrid Holm to Everyone:
Reacted to "Go and try building ..." with 👍

20:05:39 From Soressa Gardner to Everyone:
Reacted to "It breaks pretty muc..." with 👍

20:05:40 From Kirk Buhne to Everyone:
Reacted to "Why can we not see M..." with 👍

20:05:44 From Soressa Gardner to Everyone:
Reacted to "I'm tired of develop..." with 👍

20:05:58 From Ingrid Holm to Everyone:
Reacted to "'James Bay is one of..." with 👍

20:05:58 From Veronica Strong-Boag to Everyone:
Reacted to "A developer wants to..." with ❤️

20:06:00 From Lisa Tyler to Everyone:
Reacted to "We need to not just ..." with 🙌

20:06:02 From Soressa Gardner to Everyone:

20:06:17 From John Hayles to Everyone:
Reacted to "Zoning laws are impo..." with 👍
Agreed ^^ 4 stories would also be too much

20:06:17 From Lisa Tyler to Everyone:
Reacted to "We need to not just ..." with 👍

20:06:19 From John Hayles to Everyone:
Reacted to "We need to not just ..." with 👍

20:06:20 From Agnes Vollmeier to Everyone:
Reacted to "Todd, you nailed it!..." with 👍

20:06:23 From Lisa Tyler to Everyone:
Removed a 🙄 reaction from "We need to not just ..."

20:06:23 From Breranne Yaremko to Everyone:
Reacted to "We need to not just ..." with 👍

20:06:25 From Amanda Gaunt to Everyone:
Reacted to "Agreed ^^ 4 stories..." with 👍

20:06:31 From Lisa Tyler to Everyone:
Reacted to "Agreed ^^ 4 stories..." with 👍

20:06:32 From Soressa Gardner to Everyone:
Reacted to "Equally insulting to..." with 👍

20:06:36 From Soressa Gardner to Everyone:
Reacted to "Very insulting, sure..." with 👍

20:06:41 From Ingrid Holm to Everyone:
Reacted to "A developer wants to..." with 👍

20:06:42 From Soressa Gardner to Everyone:
Reacted to "It's obvious he's in..." with 👍

20:06:48 From Soressa Gardner to Everyone:
Reacted to "It does seem like th..." with 👍

20:06:51 From John Wright to Everyone:
On repeating what we're doing as being insanity: we've been building tall apartments and condos for 30 years and we still have a housing crisis. So it seems towers are not the solution too. Just as building freeways doesn't solve traffic problems. "" --
<https://beyond.ubc.ca/how-controlling-land-prices-could-help-solve-the-housing-crisis/>

20:06:52 From Soressa Gardner to Everyone:
Reacted to "This developer and ..." with 👍

20:07:05 From Priscilla Tumbach to Everyone:
Interesting comment - ie we are listening to what city council wants. Maybe we should take note of that. What are developers being told?

20:07:06 From Soressa Gardner to Everyone:
Reacted to "If the developer is ..." with 👍

20:07:07 From Agnes Vollmeier to Everyone:
Removed a 👍 reaction from "Todd, you nailed it!..."

20:07:18 From Soressa Gardner to Everyone:
Reacted to "This proposal is so ..." with 👍

20:07:22 From Sonya Smoley to Everyone:
Reacted to "On repeating what ..." with 👍

20:07:23 From Jamie Bougee to Everyone:
A developer who can work well with the community is INCREDIBLY important

20:07:26 From Sofie Smith to Everyone:

I don't think it can always be not in our neighbourhood
We need places for people to rent in order for them to work in the neighbourhood & have a vibrant neighbourhood

20:07:28 From Kevin Youck to Everyone:

Seems that developers across the city are smelling "blood in the water" with the state of our current council and what is becoming an all too common disregard for sensible development.

20:07:38 From John Wright to Everyone:

Replying to "On repeating what we..."

"A lot of people think that just by adding new supply to the city of Vancouver, things will get cheaper," he says. "But that's not been proven to be the case. We've been adding supply since the 1980s and prices have tripled in that time."

20:07:39 From Kris Vopnfjord to Everyone:

Reacted to "Seems that developer..." with ❤️

20:07:46 From kathleen bligh to Everyone:

We don't want to become the West End. We need to fight the height

20:07:50 From Soressa Gardner to Everyone:

Reacted to "2) Why demolish an o..." with 👍

20:07:53 From Kirk Buhne to Everyone:

Reacted to "Seems that developer..." with ❤️

20:07:56 From John Wright to Everyone:

Reacted to "Seems that developer..." with ❤️

20:07:57 From Ingrid Holm to Everyone:

Reacted to "On repeating what we..." with 👍

20:08:00 From Soressa Gardner to Everyone:

Reacted to "Why does the develop..." with 👍

20:08:04 From Kirk Buhne to Everyone:

Reacted to "On repeating what we..." with 👍

20:08:06 From Soressa Gardner to Everyone:

Reacted to "If the developer is ..." with 👍

20:08:08 From Ingrid Holm to Everyone:

Reacted to ""A lot of people th..." with 👍

20:08:19 From Veronica Strong-Boag to Everyone:

Gayle Nelson has made many important points.

20:08:23 From Ingrid Holm to Everyone:

Reacted to "Interesting comment ..." with 👍

20:08:24 From Soressa Gardner to Everyone:

Reacted to "Sofie we are the old..." with 👍

20:08:28 From sarah weaver to Everyone:

I object to the developer's approach of shaming residents, by stating that we must not want affordable housing if we don't accept his proposal. It's an illogical and offensive argument.

20:08:32 From Breranne Yaremko to Everyone:

Reacted to "Gayle Nelson has mad..." with 👍

20:08:34 From Dean Rysstad to Everyone:

Great comments, Gayle.

20:08:37 From John Wright to Everyone:

Reacted to "I object to the deve..." with 🙄

20:08:38 From Claire Smith to Everyone:

Reacted to "Gayle Nelson has mad..." with 👍
20:08:39 From Lisa Tyler to Everyone:
Reacted to "I object to the deve..." with 🙄
20:08:40 From John Hayles to Everyone:
Reacted to "I object to the deve..." with 🙄
20:08:43 From John Wright to Everyone:
Reacted to "Gayle Nelson has mad..." with 👍
20:08:45 From Jamie Bougee to Everyone:
Website that takes a REAL look at the proposal

<http://bit.ly/stop50>
20:08:48 From Soressa Gardner to Everyone:
Reacted to "James Bay is already..." with 👍
20:08:49 From Ingrid Holm to Everyone:
Reacted to "Seems that developer..." with 👍
20:08:54 From Soressa Gardner to Everyone:
Reacted to "He want profits, we ..." with ❤️
20:09:03 From Kirk Buhne to Everyone:
Great comments Gayle
20:09:08 From Soressa Gardner to Everyone:
Reacted to ""We've proposed what..." with 👍
20:09:12 From Ingrid Holm to Everyone:
Reacted to "I object to the deve..." with 👍
20:09:13 From Soressa Gardner to Everyone:
Reacted to "And you don't develo..." with 👍
20:09:18 From Soressa Gardner to Everyone:
Reacted to "Developer arrogantly..." with 👍
20:09:25 From Amanda Gaunt to Everyone:
Great points Gayle.
20:09:32 From Soressa Gardner to Everyone:
Reacted to "The audacity of that..." with 👍
20:09:33 From Marion von Dehn to Everyone:
Reacted to "Great comments Gayle" with 👍
20:09:39 From Lisa Tyler to Everyone:
Reacted to "Website that takes a..." with 👍
20:09:40 From Jenny Farkas to Everyone:
Reacted to "Great points Gayle." with 👍
20:09:40 From Jenny Farkas to Everyone:
Removed a 👍 reaction from "Great points Gayle."
20:09:42 From Kevin Youck to Everyone:
Reacted to "I object to the deve..." with 🙄
20:09:42 From Jenny Farkas to Everyone:
Reacted to "Great points Gayle." with 👍
20:09:42 From Soressa Gardner to Everyone:
Reacted to "Go and try building ..." with 👍
20:09:45 From Kevin Youck to Everyone:
Reacted to "I object to the deve..." with 👍
20:09:50 From Soressa Gardner to Everyone:

Reacted to "James Bay is one of..." with ❤️

20:09:52 From Kirk Buhne to Everyone:
Show yourself Mike Jones. You hide like a criminal

20:09:56 From Soressa Gardner to Everyone:
Reacted to "Agreed. There is a l..." with ❤️

20:09:58 From Ingrid Holm to Everyone:
So....no shadow studies in time for the CALUC. That speaks volumes

20:10:06 From Soressa Gardner to Everyone:
Reacted to "We simply need dense..." with ❤️

20:10:10 From Brian Vincent to Everyone:
May we ask that Mike turns on his camera so we can see him? Talking with a disembodied voice is challenging.

20:10:15 From Corinne MacDonald to Everyone:
As a James Bay resident not living close to the property, I was overtaken with anxiety when I saw the proposed development. A large building surrounded by single family homes. It appears to be totally out of place with the community and James Bay. This project reminds me of the proposed development at Quebec, Kingston and Menzies. It doesn't fit the neighbourhood. The neighbours have highlighted their concerns, I hope their comments are heeded.

20:10:23 From Soressa Gardner to Everyone:
Reacted to "A developer wants to..." with ❤️

20:10:24 From Halli MacNab to Everyone:
Thank you Gayle! Great things to say.

20:10:26 From Soressa Gardner to Everyone:
Reacted to "Why can we not see M..." with 👍

20:10:31 From Breranne Yaremko to Everyone:
Reacted to "Thank you Gayle! Gre..." with 👍

20:10:38 From John Hayles to Everyone:
Website that takes a REAL look at the proposal

<http://bit.ly/stop50>

Wow! This looks so detailed. We all need to read this!

20:10:43 From Mike Jones to Everyone:
I don't have a camera, next time!

20:10:44 From Soressa Gardner to Everyone:
Reacted to "We need to not just ..." with 👍

20:10:46 From Dennis E Bolen to Everyone:
Reacted to "As a James Bay resi..." with 👍

20:10:47 From Becky Vander Steen to Everyone:
I agree with Gayle Nelson's comments re consultation. I think the developer will say he has consulted with all the neighbours. I for one have never met him, and if he has called at my house while I was out he has not bothered to return! A missed call doesn't count as consultation, and I would have appreciated an opportunity to learn why he thinks this is such a good idea for our neighbourhood! Other than financial gain, of course.

20:10:51 From Michael Mullins to Everyone:
Reacted to "Thank you Gayle! Gre..." with 👍

20:10:52 From Kevin Youck to Everyone:
Reacted to "We need to not just ..." with 👍

20:10:56 From Breranne Yaremko to Everyone:

20:10:57 From John Hayles to Everyone:
Reacted to "I don't have a camer..." with 🤔
2 stories! Sounds good then!

20:11:01 From Kevin Youck to Everyone:
Reacted to "Agreed ^^ 4 stories..." with 👍

20:11:04 From Lisa Tyler to Everyone:
Reacted to "2 stories! Sounds go..." with 👍

20:11:04 From Callie Anderson to Everyone:
I am truly impressed with the preparation and presentations of the neighbors. Great points. Well done. Obviously, the residents of James Bay are intelligent, professional and concerned citizens.

20:11:04 From Becky Vander Steen to Everyone:
and, would it be nice to see his face?

20:11:10 From John Hayles to Everyone:
Reacted to "I don't have a camer..." with 🤔

20:11:11 From Soressa Gardner to Everyone:
Reacted to "Agreed ^^ 4 stories..." with 👍

20:11:12 From Jamie Bougee to Everyone:
Reacted to "2 stories! Sounds ..." with 👍

20:11:16 From John Hayles to Everyone:
Removed a 🤔 reaction from "I don't have a camer..."

20:11:20 From Breranne Yaremko to Everyone:
Reacted to "I agree with Gayle N..." with 👍

20:11:20 From John Hayles to Everyone:
Reacted to "I don't have a camer..." with 🤔

20:11:22 From Marion von Dehn to Everyone:
Reacted to "I am truly impressed..." with 🙌

20:11:24 From Kevin Youck to Everyone:
Reacted to "As a James Bay resi..." with 👍

20:11:25 From Mike Jones to Everyone:
No private development in CRD has ever proposed 80% affordable units. ever

20:11:25 From Amanda Gaunt to Everyone:
Mike Jones - can you reply to Gayle's comments about your credentials.

20:11:28 From Soressa Gardner to Everyone:
Reacted to "Interesting comment ..." with 👍

20:11:28 From Lisa Tyler to Everyone:
Reacted to "I am truly impressed..." with 🙌

20:11:30 From Lisa Tyler to Everyone:
Removed a 🙌 reaction from "I am truly impressed..."

20:11:33 From Breranne Yaremko to Everyone:
Replying to "I agree with Gayle N..."

20:11:35 From Lisa Tyler to Everyone:
That is not a meaningful attempt at all
Reacted to "I am truly impressed..." with 🙌

20:11:35 From Dean Rysstad to Everyone:
Reacted to "A developer wants to..." with 👍

20:11:37 From John Wright to Everyone:

Excellent point on the Middle Housing
20:11:40 From Becky Vander Steen to Everyone:
Reacted to "Show yourself Mike J..." with 👍
20:11:48 From Ingrid Holm to Everyone:
Reacted to "As a James Bay resi..." with 👍
20:11:55 From Mike Jones to Everyone:
Replying to "Mike Jones - can you..."

I've built over 800 units in the CRD.
20:12:02 From Jamie Bougee to Everyone:
Helpful diagrams and photos - NOT from the developer: <http://bit.ly/stop50>
20:12:13 From Dean Rysstad to Everyone:
Reacted to "Interesting comment ..." with 👍
20:12:31 From Sinclair Tedder to Everyone:
Te
20:12:37 From Michael Mullins to Everyone:
Replying to "Mike Jones - can you..."

With Oeza?
20:12:44 From Claire Smith to Everyone:
Reacted to "Helpful diagrams and..." with 👍
20:12:53 From Ingrid Holm to Everyone:
Reacted to "Excellent point on t..." with 👍
20:12:53 From Brad & Christine to Everyone:
Reacted to "Mike Jones - can you..." with 👍
20:13:22 From Adrian Feregotto to Everyone:
Mike, please provide any backup to your claims
20:13:34 From Soressa Gardner to Everyone:
Replying to "I don't think it can..."

You are missing the very real point that James Bay is already the most densely populated neighbourhood in Victoria (besides Harris Green Downtown). Why are you trying to shame us into taking on so much more than our share. We DO NOT NEED IT.

20:13:37 From John Hayles to Everyone:
agreed what use is "affordable housing" if it is still too expensive to do anything for the housing crisis? This would be aimed at people that can afford a pricy home!
20:13:38 From Billy Page to Everyone:
Well said Bob!
20:13:45 From Claire Smith to Everyone:
Reacted to "Well said Bob!" with 👍
20:13:47 From John Wright to Everyone:
Reacted to "Well said Bob!" with 👍
20:13:59 From Soressa Gardner to Everyone:
Reacted to "Seems that developer..." with ❤️
20:14:04 From Kevin Youck to Everyone:
Reacted to "Well said Bob!" with 👍
20:14:08 From Todd Glover to Everyone:

@Mike Jones - it would be great to learn more about what abilities you bring to the table. What was your role on each of the developments you mention you've built, in what periods of time. Can you provide references please.

20:14:10 From Soressa Gardner to Everyone:

Reacted to "On repeating what we..." with 👍

20:14:15 From Soressa Gardner to Everyone:

Reacted to ""A lot of people th..." with 👍

20:14:22 From Marion von Dehn to Everyone:

Well done neighbours. Great points!

20:14:24 From Graham Hawkins to Everyone:

Well said everyone!

20:14:26 From Becky Vander Steen to Everyone:

I find the front street side of the proposed building totally out of character. The complete lack of windows on this side make the building appear very unfriendly and does nothing to enhance "street vitality, pedestrian activity, safety and eyes on the street" put forward as an objective in the Missing Middle Design Guidelines.

20:14:27 From Soressa Gardner to Everyone:

Reacted to "We don't want to bec..." with 👍

20:14:27 From Ocean Inglin to Everyone:

Mike Jones It is disconcerting that you haven't shown your face in any of your comment

20:14:35 From Soressa Gardner to Everyone:

Reacted to "I object to the deve..." with ❤️

20:14:51 From Becky Vander Steen to Everyone:

Replying to "Mike Jones It is dis..."

agreed!

20:14:54 From Kirk Buhne to Everyone:

Criminals wear masks

20:14:56 From Soressa Gardner to Everyone:

Reacted to "May we ask that Mike..." with 👍

20:15:09 From Soressa Gardner to Everyone:

Reacted to "As a James Bay resi..." with 👍

20:15:24 From Dean Rysstad to Everyone:

Replying to "Mike Jones - can you..."

Please provide references to the 800 units. Address, builder, and your role in the developments. It would be great to know what your experience is. Thank you,

20:15:27 From Todd Glover to Everyone:

Criminals wear masks

Let's remember to stay respectful

20:15:40 From John Wright to Everyone:

Reacted to "Criminals wear masks..." with 👍

20:15:51 From John Hayles to Everyone:

Reacted to "Criminals wear masks..." with 👍

20:15:59 From Claire Smith to Everyone:

Masi Cho! Very disturbing lack of consultation with First Nations!

20:16:00 From Soressa Gardner to Everyone:

Reacted to "I am truly impressed..." with 🍌

20:16:01 From John Hayles to Everyone:

Reacted to "Criminals wear masks" with 🤔

20:16:02 From Mike Jones to Everyone:
30% median income for the current building.

20:16:03 From John Hayles to Everyone:
Removed a 🤔 reaction from "Criminals wear masks"

20:16:04 From Todd Glover to Everyone:
Reacted to "Please provide refer..." with 👍

20:16:05 From Becky Vander Steen to Everyone:
not a lot yet about parking!

20:16:13 From Kris Vopnfjord to Everyone:
Reacted to "not a lot yet about ..." with ❤️

20:16:13 From Becky Vander Steen to Everyone:
The parking situation on this block of Government Street is already problematic. Constructing a building of 24 units with 6 parking spaces is totally unrealistic. As much as many, myself included, support working towards a community with fewer cars we have to accept that many people are not able to rely on public transport, bicycles or walking for their day-to-day lifestyle and needs. Many do need a car to get to work or live their lives. Allowing a development that would exacerbate an already difficult situation is , in my opinion, very irresponsible.

20:16:17 From John Hayles to Everyone:
Reacted to "Criminals wear masks" with ?

20:16:19 From Soressa Gardner to Everyone:
Reacted to "I agree with Gayle N..." with ❤️

20:16:21 From Kris Vopnfjord to Everyone:
Reacted to "The parking situatio..." with ❤️

20:16:22 From Sofie Smith to Everyone:
Can the comments please be respectful
Is the moderator watching these comments

20:16:23 From Dennis E Bolen to Everyone:
Art on the face of a cold monolith...classic lipstick on a pig.

20:16:27 From John Wright to Everyone:
Reacted to "The parking situatio..." with ❤️

20:16:34 From John Wright to Everyone:
Reacted to "Art on the face of a..." with 👍

20:16:39 From Soressa Gardner to Everyone:
Reacted to "Excellent point on t..." with 👍

20:16:42 From Brad & Christine to Everyone:
Reacted to "The parking situatio..." with ❤️

20:16:44 From Gayle Nelson to Everyone:
I agree with Bill McCrea's comments about FN as a screen

20:16:49 From Soressa Gardner to Everyone:
Reacted to "Helpful diagrams and..." with 👍

20:16:54 From Dennis E Bolen to Everyone:
Reacted to "I agree with Bill Mc..." with 👍

20:16:58 From John Wright to Everyone:
Just the point I wanted to make. Thanks Bill

20:17:00 From Marion von Dehn to Everyone:
Well said Bill!

20:17:01 From Ingrid Holm to Everyone:

Reacted to "I agree with Bill Mc..." with 👍
20:17:06 From Ingrid Holm to Everyone:
Removed a 👍 reaction from "I agree with Bill Mc..."
20:17:11 From kathleen bligh to Everyone:
Lets not forget the condescending guilt trip about the climate
20:17:14 From Veronica Strong-Boag to Everyone:
Reacted to "I agree with Bill Mc..." with 👍
20:17:15 From Al and Donna Morrison to Everyone:
Well stated Bill. Thanks.
20:17:29 From Soressa Gardner to Everyone:
Reacted to "Mike Jones It is dis..." with 👍
20:17:32 From Ingrid Holm to Everyone:
Reacted to "I agree with Bill Mc..." with 👍
20:18:00 From Lisa Tyler to Everyone:
I really appreciate the points that you made. Thanks Bill.
20:18:08 From Adrian Feregotto to Everyone:
The definintion of affordable housing and the proposed costs seem out of line for 3xx square feet
20:18:14 From Ingrid Holm to Everyone:
Reacted to "I really appreciate ..." with 👍
20:18:19 From Ingrid Holm to Everyone:
Reacted to "Well stated Bill. Th..." with 👍
20:18:24 From Soressa Gardner to Everyone:
Reacted to "The parking situatio..." with ❤️
20:18:33 From Veronica Strong-Boag to Everyone:
Breranne Yarenko, thanks!
20:18:44 From Deb Hull to Everyone:
Reacted to "Breranne Yarenko, th..." with 👍
20:18:46 From Adrian Feregotto to Everyone:
Reacted to "Breranne Yarenko, th..." with 👍
20:18:50 From Michael Mullins to Everyone:
Reacted to "Breranne Yarenko, th..." with 👍
20:18:51 From Kevin Youck to Everyone:
Reacted to "Breranne Yarenko, th..." with 👍
20:18:52 From Emily Schudel to Everyone:
Reacted to "Breranne Yarenko, th..." with 👍
20:18:57 From Todd Glover to Everyone:
Thank you Breranne!
20:19:09 From John Hayles to Everyone:
Reacted to "Please provide refer..." with 👍
20:19:18 From Becky Vander Steen to Everyone:
Reacted to "Thank you Breranne!" with 👍
20:19:20 From Claire Smith to Everyone:
Excellent comments Breanne. Smart development for healthy neighbourhoods
20:19:27 From Breranne Yaremko to Everyone:
Reacted to "Excellent comments B..." with 👍
20:19:28 From Emily Schudel to Everyone:
Reacted to "Excellent comments B..." with 👍

20:19:29 From Patricia Crichton to Everyone:
Breath of fresh, realistic air, Breanne!

20:19:30 From Breranne Yaremko to Everyone:
Reacted to "Thank you Breranne!" with 👍

20:19:32 From Breranne Yaremko to Everyone:
Removed a 👍 reaction from "Thank you Breranne!"

20:19:34 From Breranne Yaremko to Everyone:
Reacted to "Breranne Yarenko, th..." with 👍

20:19:37 From Soressa Gardner to Everyone:
Thank you Breranne for speaking on behalf of a young family - you are what we need more of in James Bay and we do not want you driven from our neighbourhood.

20:19:46 From Breranne Yaremko to Everyone:
Reacted to "Breath of fresh, rea..." with 👍

20:19:48 From Emily Schudel to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:19:48 From Breranne Yaremko to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:19:50 From Adrian Feregotto to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:19:51 From Dennis E Bolen to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:19:53 From Emily Schudel to Everyone:
Reacted to "Breath of fresh, rea..." with 👍

20:19:54 From Amanda Gaunt to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:19:54 From Soressa Gardner to Everyone:
Reacted to "Lets not forget the ..." with 👍

20:19:54 From Joan and Colin O'Connor to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:19:57 From Todd Glover to Everyone:
Reacted to "Thank you Breranne f..." with ❤️

20:20:01 From Soressa Gardner to Everyone:
Reacted to "Art on the face of a..." with 👍

20:20:01 From Ingrid Holm to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:20:05 From Ingrid Holm to Everyone:
Removed a 👍 reaction from "Thank you Breranne f..."

20:20:42 From Dean Rysstad to Everyone:
Thank you Breranne for speaking to the diversity of the neighbourhood in your introduction. We are a family of four with two children under 10. We live in a heritage registered duplex within 200m of this proposal. We agree this development does not attract families as the units are too small. We would like to see a much smaller development, maximum three stories, with more two and three bedroom units.

20:20:43 From Soressa Gardner to Everyone:
Reacted to "Thank you Breranne f..." with 👍

20:20:53 From Kevin Youck to Everyone:
Reacted to "Thank you Breranne f..." with ❤️

20:20:54 From Kevin Youck to Everyone:

Reacted to "Thank you Breranne f..." with 👍
20:20:55 From Soressa Gardner to Everyone:

Reacted to "Thank you Breranne f..." with ❤️
20:20:59 From Breranne Yaremko to Everyone:

Reacted to "Thank you Breranne f..." with 👍
20:20:59 From Deb Hull to Everyone:

Reacted to "Thank you Breranne f..." with 👍
20:21:01 From Dennis E Bolen to Everyone:

Reacted to "Thank you Breranne f..." with 👍
20:21:11 From Kevin Youck to Everyone:

Reacted to "Thank you Breranne f..." with 👍
20:21:11 From Brian Vincent to Everyone:

We live on South Turner but far enough away that the project will not impact us directly. Having said that, I am committed to helping my neighbours, especially those who live adjacent to the proposed project, stop this ill conceived development. My heart goes out to those who would be adversely impacted by the project.

20:21:20 From Kris Vopnfjord to Everyone:

If built this "building" will cause people to leave James Bay.

20:21:24 From Ocean Inglin to Everyone:

Here here!

20:21:32 From Soressa Gardner to Everyone:

Reacted to "We live on South Tur..." with ❤️

20:21:42 From Sonya Smoley to Everyone:

Reacted to "If built this "bu..." with 👍

20:21:49 From Soressa Gardner to Everyone:

Reacted to "If built this "build..." with 👍

20:21:52 From Dennis E Bolen to Everyone:

Reacted to "We live on South Tur..." with 👍

20:21:57 From Jenny Farkas to Everyone:

EDGY????

20:21:59 From Sonya Smoley to Everyone:

As a S. Turner resident I love that we have families with young children on this street and hope that further development will encourage more family growth here.

20:22:05 From Kris Vopnfjord to Everyone:

Edgy??

20:22:12 From Sonya Smoley to Everyone:

Reacted to "We live on South T..." with 👍

20:22:15 From Soressa Gardner to Everyone:

Edgy is an interesting term for your vision - I would say something different.

20:22:15 From Agnes Vollmeier to Everyone:

Reacted to "Thank you Breranne f..." with 👍

20:22:19 From Ocean Inglin to Everyone:

Mike is good with the buzzwords, but is he actually HEARING what people are saying?

20:22:21 From Graham Hawkins to Everyone:

We don't need anything EDGY!

20:22:25 From Brad & Christine to Everyone:

Mike - what we need is townhouses for families - perhaps that is what you could consider

20:22:25 From kathleen bligh to Everyone:

Who wants 15 minute cities? If you know what they are you won't want them.

20:22:34 From Jamie Bougee to Everyone:
Pretty extraordinary that Mike Jones knows "what we need" better than anyone else

20:22:36 From Soressa Gardner to Everyone:
Reacted to "Who wants 15 minute ..." with ❤️

20:22:44 From Soressa Gardner to Everyone:
Reacted to "Pretty extraordinary..." with ❤️

20:22:46 From Jenny Farkas to Everyone:
Mike - would you let this go in next to your house in Oak Bay?

20:23:04 From Veronica Strong-Boag to Everyone:
thanks John Wright!

20:23:13 From Priscilla Tumbach to Everyone:
a 15 minute city doesn't mean ignoring zoning bylaws. This concept i.e. 15 minute city is getting a bad rap due to developers and council not understanding what it means.

20:23:27 From Becky Vander Steen to Everyone:
I find the front street side of the proposed building totally out of character. The complete lack of windows on this side make the building appear very unfriendly and does nothing to enhance "street vitality, pedestrian activity, safety and eyes on the street" put forward as an objective in the Missing Middle Design Guidelines.

20:23:46 From Amanda Gaunt to Everyone:
Affordable housing is needed. We need young families and young people to be able to live in Victoria. James Bay is already the most densely populated area in Victoria. Maybe we need to look at other areas in Greater Victoria to step up as well. Building studios and one-bedrooms does not necessarily address this issue. It looks more like AirBnB apartments. Below-market rentals would start at the average rates of private market rentals. That today is \$1992 for a one-bedroom and \$1785 for a studio. Nothing a barista could afford!

20:24:00 From Lisa Tyler to Everyone:
Exactly as Jared said. Beyond acceptable. Actually WAY beyond acceptable. This building might be ok for a downtown lot. This company should resell this lot and take their idea to a more appropriate location

20:24:13 From Ingrid Holm to Everyone:
All the tropes are being presented here. 15-minute city. 'Affordable' (but won't really be...). Doesn't respect the OCP. Doesn't respect the 'Traditional Residential' protected area of James Bay. Throw up some First Nations art to sanctify it. Unfortunately, I fear that a lot of these things will be very attractive to some on Council to cement their views.

20:24:16 From Mike Jones to Everyone:
Replying to "Mike - would you let..."

I live in 50 government

20:24:18 From Agnes Vollmeier to Everyone:
Removed a 👍 reaction from "Thank you Breranne f..."

20:24:34 From Jamie Bougee to Everyone:
Agree with John Wright - that we have plenty of the kind of little spaces that Mike Jones proposes

20:24:50 From Amanda Gaunt to Everyone:
Reacted to "Mike - would you let..." with 👍

20:25:09 From Deb Hull to Everyone:
If built this would be there for at least 50 years.

20:25:23 From Becky Vander Steen to Everyone:
Replying to "Mike - would you let..."

and where will you park?

20:25:27 From kathleen bligh to Everyone:

I advise people to really look in to 15 minute cities. A Utopian dream which turns in to a dystopian nightmare.

20:25:36 From Soressa Gardner to Everyone:

John Wright -Thank you for all your salient points. People are under an illusion about the relationship between density and affordability.

20:25:47 From Dennis E Bolen to Everyone:

Reacted to "John Wright -Thank y..." with 

20:25:52 From Agnes Vollmeier to Everyone:

Reacted to "John Wright -Thank y..." with 

20:26:07 From Elizabeth Stone to Everyone:

I agree completely with you John! About the heritage resitrictions....

20:26:12 From Brad & Christine to Everyone:

I think this project is being driven by rental income potential, not any altruistic ideals

20:26:14 From Veronica Strong-Boag to Everyone:


Replying to "Mike - would you let..."

and how long will you live there?

20:26:18 From Todd Glover to Everyone:

John Wright is right that we need to avoid the concrete towers

20:26:20 From John Wright to Everyone:

Reacted to "Affordable housing i..." with 

20:26:24 From Ingrid Holm to Everyone:

Reacted to "I agree completely w..." with 

20:26:26 From Lisa Tyler to Everyone:

Good added points n made, John

20:26:27 From Soressa Gardner to Everyone:

Mike - please go ahead and scale back affordability.

20:26:27 From John Wright to Everyone:

Reacted to "thanks John Wright!" with 

20:26:36 From John Wright to Everyone:

Reacted to "a 15 minute city doe..." with 

20:26:38 From Ingrid Holm to Everyone:

Reacted to "John Wright is right..." with 

20:26:39 From Jenny Farkas to Everyone:

Replying to "Mike - would you let..."

The proposal says you are from Oak Bay

20:26:47 From John Wright to Everyone:

Reacted to "John Wright -Thank y..." with 

20:26:48 From Soressa Gardner to Everyone:

Reacted to "Mike - would you let..." with 

20:26:52 From Brian Vincent to Everyone:

Selling this project in part because it will have FN art is incredibly insulting to indigenous people. FN art should certainly not be plastered on such an eyesore in an attempt to win brownie points.

20:26:52 From John Wright to Everyone:

Reacted to "I agree completely w..." with 👍
20:26:58 From John Wright to Everyone:

Reacted to "I think this project..." with 👍
20:27:02 From Billy Page to Everyone:

Not something we need or want
20:27:07 From Soressa Gardner to Everyone:

Reacted to "Mike - what we need ..." with 👍
20:27:09 From Dennis E Bolen to Everyone:

Reacted to "Selling this project..." with 👍
20:27:12 From Soressa Gardner to Everyone:

Reacted to "We don't need anythi..." with 😊
20:27:16 From Mike Jones to Everyone:

Replying to "Mike - would you let..."

I used to rent in Oak Bay at that address.
20:27:17 From John Wright to Everyone:

Reacted to "Good added points n ..." with 👍
20:27:19 From Elizabeth Stone to Everyone:

"we want to provide you with what you need, not what you want....." Again, we hear this.
20:27:19 From Soressa Gardner to Everyone:

Reacted to "Mike is good with th..." with 👍
20:27:24 From Lee McVicker to Everyone:

total smoke and mirrors from Mr Jones - so he knows what we need cause he is
'smarter' haha

20:27:28 From kathleen bligh to Everyone:
They will most likely become air bnbs. Transient

20:27:30 From John Wright to Everyone:
Reacted to "Selling this project..." with 👍

20:27:37 From Ingrid Holm to Everyone:
Reacted to "Selling this project..." with 👍

20:27:53 From Mike Jones to Everyone:
Replying to "Mike - would you let..."

in the back yard, as per the detail on existing 4 plex
20:28:00 From Soressa Gardner to Everyone:

Reacted to "I find the front str..." with 👍
20:28:08 From Ocean Inglin to Everyone:

Good question
20:28:13 From Jamie Bougee to Everyone:
Get the facts about 50 Government: <http://bit.ly/stop50>

20:28:21 From Jordan Zinovich to Everyone:
Who is WE, Mike? Nobody NEEDS this. And that I very much doubt that you live in any
space as small as you're offering.

20:28:26 From Ingrid Holm to Everyone:
Reacted to ""we want to provide ..." with 👍

20:28:28 From Soressa Gardner to Everyone:
Replying to "Affordable housing i..."

No families will move into this building.

20:28:32 From Ingrid Holm to Everyone:
Reacted to "total smoke and mirr..." with 👍

20:28:42 From Muller Kalala to Everyone:
Great question

20:28:47 From Soressa Gardner to Everyone:
Reacted to "Exactly as Jared sai..." with 👍

20:28:59 From Soressa Gardner to Everyone:
Reacted to "All the tropes are b..." with 👍

20:29:05 From John Wright to Everyone:
Which stats Canada geography are you using? What series?

20:29:07 From Amanda Gaunt to Everyone:
Mike Jones - your address is listed as 1558 Beach Drive not 50 Government Street on the plan you have presented. Can you clarify?

20:29:19 From John Wright to Everyone:
Reacted to "No families will mov..." with 👍

20:29:22 From Breranne Yaremko to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:29:26 From Lisa Tyler to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:29:30 From John Wright to Everyone:
Removed a 👍 reaction from "Affordable housing i..."

20:29:39 From Breranne Yaremko to Everyone:
Mike Jones - your address is listed as 1558 Beach Drive not 50 Government Street on the plan you have presented. Can you clarify?

20:29:40 From Claire Smith to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:29:41 From Soressa Gardner to Everyone:
Reacted to "I agree completely w..." with 👍

20:29:43 From Trevor Moat to Everyone:
Rents of \$1700 per month suggest incomes of \$51k per year at 30%.

20:29:48 From Soressa Gardner to Everyone:
Reacted to "I think this project..." with 👍

20:29:50 From Becky Vander Steen to Everyone:
Replying to "Affordable housing i..."

This would do nothing for families with children.

20:29:51 From Ingrid Holm to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:29:53 From Breranne Yaremko to Everyone:
Replying to "Mike Jones - your ad..."

resending this question - what a good one!

20:29:55 From Soressa Gardner to Everyone:
Reacted to "Good added points n ..." with ❤️

20:29:59 From Jared Kelly to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:30:05 From Soressa Gardner to Everyone:
Reacted to "Selling this project..." with 👍

20:30:06 From Lisa Tyler to Everyone:

Removed a 👍 reaction from "Mike Jones - your ad..."

20:30:07 From Lisa Tyler to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:30:10 From Soressa Gardner to Everyone:
Reacted to "Not something we nee..." with 👍

20:30:14 From Soressa Gardner to Everyone:
Reacted to ""we want to provide ..." with 👍

20:30:16 From Soressa Gardner to Everyone:
Reacted to "total smoke and mirr..." with 👍

20:30:21 From Breranne Yaremko to Everyone:
Reacted to "This would do nothin..." with 👍

20:30:24 From Breranne Yaremko to Everyone:
Reacted to "No families will mov..." with 👍

20:30:25 From Amanda Gaunt to Everyone:
Affordable according to BC Housing is up to %30 of income for housing.

20:30:25 From Soressa Gardner to Everyone:
Removed a 👍 reaction from "Mike - would you let..."

20:30:32 From Todd Glover to Everyone:
I want to see a James Bay that is full of families and people walking and biking. This building does nothing to encourage a diverse age range in this neighbourhood.

20:30:32 From John Wright to Everyone:
Apoligies

20:30:41 From Breranne Yaremko to Everyone:
Reacted to "I want to see a Jame..." with 👍

20:30:43 From kathleen bligh to Everyone:
I found out recently they have to develop to meet federal government housing for immigrants.

20:30:49 From John Wright to Everyone:
Reacted to "I want to see a Jame..." with ❤️

20:30:49 From Lisa Tyler to Everyone:
Reacted to "I want to see a Jame..." with ❤️

20:30:52 From Lisa Tyler to Everyone:
Reacted to "I want to see a Jame..." with 👍

20:30:52 From Soressa Gardner to Everyone:
Reacted to "Get the facts about ..." with 👍

20:30:59 From Soressa Gardner to Everyone:
Reacted to "Who is WE, Mike? No..." with 👍

20:31:00 From kathleen bligh to Everyone:
Not that I am against immigration don't get me wrong

20:31:02 From Jenny Farkas to Everyone:
Mike you are totally deceiving us. You are talking out of both sides of your mouth. Your presentation says below market and indicates the range James is referencing. Below market for a 1 bedroom is \$850 for CMHC.

20:31:10 From Soressa Gardner to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:31:12 From John Wright to Everyone:
Reacted to "Mike you are totally..." with 👍

20:31:14 From Becky Vander Steen to Everyone:

Reacted to "I want to see a Jame..." with 👍
20:31:21 From Breranne Yaremko to Everyone:

Reacted to "Mike you are totally..." with 👍
20:31:38 From Jamie Bougee to Everyone:

1700-2100 is a ridiculous price for affordable. Basement suites, garden suites, are way cheaper than that

20:31:55 From Mike Jones to Everyone:
Replying to "Mike you are totally..."

you can google stats Canada on median incomes for the region
20:32:02 From Soressa Gardner to Everyone:

Reacted to "This would do nothin..." with 👍
20:32:07 From Priscilla Tumbach to Everyone:

James you raise a very good point - one I have been wondering how to articulate! And affordable housing is not subsidized housing.

20:32:14 From Soressa Gardner to Everyone:
Reacted to "Affordable housing i..." with 👍

20:32:20 From Breranne Yaremko to Everyone:
Reacted to "James you raise a ve..." with 👍

20:32:24 From Amanda Gaunt to Everyone:
Below-market according to BC Housing is equal to or less than average rates in the private rental market!

20:32:25 From Priscilla Tumbach to Everyone:
The last sentence was for Derek's comment

20:32:26 From Soressa Gardner to Everyone:
Reacted to "Mike Jones - your ad..." with 👍

20:32:27 From Elizabeth Stone to Everyone:
Unfortunately at this point Mike, you are not listening.

20:32:35 From Mike Jones to Everyone:
Replying to "Mike you are totally..."

Its not via cmhc, we've talked
20:32:42 From kathleen bligh to Everyone:

Thanks Derek but that is the goal. Be very worried about the towers being crammed down our throats.

20:32:46 From Soressa Gardner to Everyone:
Reacted to "I want to see a Jame..." with ❤️

20:33:18 From John Wright to Everyone:
What is the median income for James Bay?

20:33:33 From Kirk Buhne to Everyone:
Hmm? I rent out a two bedroom in James Bay at \$1600. And in a heritage house, complete with high ceilings, marble bathroom, granite counters, heated floors! Yet your plan is for much higher rents. Perhaps we should just stick with secondary suites in heritage houses?

20:33:41 From Amanda Gaunt to Everyone:
Reacted to "Mike you are totally..." with 👍

20:33:46 From Soressa Gardner to Everyone:
Reacted to "Hmm? I rent out a tw..." with 👍

20:33:48 From John Wright to Everyone:
Reacted to "Hmm? I rent out a tw..." with 🤝

20:33:53 From Ingrid Holm to Everyone:

Even on 'Vibrant Victoria', a local pro-housing/pro-developer website/blog, contributors called this ugly and way out of place here. They predicted that the JBNA participants would not approve.

20:33:57 From Veronica Strong-Boag to Everyone:

Reacted to "Hmm? I rent out a tw..." with 🍷

20:33:58 From Dennis E Bolen to Everyone:

Reacted to "Hmm? I rent out a tw..." with 👍

20:33:58 From Bob Vander Steen to Everyone:

The BC Housing definition of Affordable housing is "rents equal to, or lower than average rates in the private market" In the letter to Mayor and Council the developer states he will be using the BC Housing definition.

20:34:15 From Soressa Gardner to Everyone:

Reacted to "Even on 'Vibrant Vic..." with 👍

20:34:20 From Breranne Yaremko to Everyone:

Reacted to "Hmm? I rent out a tw..." with 👍

20:34:24 From Lisa Tyler to Everyone:

Reacted to "Even on 'Vibrant Vic..." with 👍

20:34:27 From Deb Hull to Everyone:

You don't have BC Housing yet

20:34:34 From Kirk Buhne to Everyone:

Reacted to "You don't have BC Ho..." with 🤔

20:34:36 From Lisa Tyler to Everyone:

Reacted to "Hmm? I rent out a tw..." with 🍷

20:34:40 From Ingrid Holm to Everyone:

Reacted to "Hmm? I rent out a tw..." with 👍

20:34:43 From Gayle Nelson to Everyone:

but he doesn't have an agreement with BC Housing

20:34:43 From Brian Vincent to Everyone:

Derek raises a critical point. We moved here from Squamish. Developers bought up lot after lot of single family homes in downtown Squamish and then built large condo developments, completely transforming Squamish. After just a few years of this type of property acquisition and development, Squamish looks completely different today.

20:34:43 From Jenny Farkas to Everyone:

They can guarantee it. They can put a covenant on the land IN PERPETUITY. Like just happened on my father's rental property.

20:34:51 From Marion von Dehn to Everyone:

So true Derek. The series of monolithic buildings that could be developed between single homes and heritage designated homes could be exponential.

20:35:10 From Soressa Gardner to Everyone:

Mike - Why did you not purchase an appropriate lot for you "vision"?

20:35:17 From Breranne Yaremko to Everyone:

Reacted to "Mike - Why did you n..." with 👍

20:35:24 From Joan and Colin O'Connor to Everyone:

Reacted to "Mike - Why did you n..." with 👍

20:35:25 From John Wright to Everyone:

Reacted to "Derek raises a criti..." with 👍

20:35:29 From Breranne Yaremko to Everyone:

Replying to "Mike - Why did you n..."

Such a good question

20:35:33 From Soressa Gardner to Everyone:

Reacted to "Thanks Derek but tha..." with 👍

20:35:35 From John Wright to Everyone:

Reacted to "So true Derek. The s..." with 👍

20:35:43 From Amanda Gaunt to Everyone:

Reacted to "Mike - Why did you n..." with 👍

20:35:52 From Ingrid Holm to Everyone:

Reacted to "Derek raises a criti..." with 👍

20:35:54 From Dennis E Bolen to Everyone:

Reacted to "Mike - Why did you n..." with 👍

20:36:02 From Jamie Bougee to Everyone:

If we give up on setbacks and height restrictions, then what tower can we expect in the vacant lot on South Turner between Dallas and Niagara?

20:36:03 From Soressa Gardner to Everyone:

Reacted to "Derek raises a criti..." with 👍

20:36:10 From John Wright to Everyone:

Reacted to "If we give up on set..." with 👍

20:36:48 From Ingrid Holm to Everyone:

Reacted to "Mike - Why did you n..." with 👍

20:36:50 From Soressa Gardner to Everyone:

Reacted to "If we give up on set..." with 👍

20:36:51 From Kevin Youck to Everyone:

Reacted to "Mike - Why did you n..." with 👍

20:37:03 From Becky Vander Steen to Everyone:

The privacy of local residents on every side has been totally ignored by the architects of this building. I wonder how many of these architects would like to be overlooked by such a behemoth? The windows and balconies would be facing directly into neighbours' houses and gardens.

20:37:26 From Jamie Bougee to Everyone:

People who have some money but not enough to buy a house, buy a car. 24 units will mean at least 20 cars

20:37:35 From kathleen bligh to Everyone:

You have to know the goal. They plan on doing away with cars. They don't care about parking.

20:37:36 From Brian Vincent to Everyone:

Reacted to "So true Derek. The s..." with 👍

20:37:38 From Dennis E Bolen to Everyone:

Replying to "If we give up on set..."

Perhaps another Clarence Tower...one of the all-time worst blots on the JB skyline.

20:37:44 From Dean Rysstad to Everyone:

Big questions arising about the definition of 'affordable'. The developer is using household income, but building very small units. So that makes very small units not so affordable...! They would be on par with market rent for similar size and quality units. Would it not? We rent out a 2 bedroom, 800 sq ft unit garden suite for <\$1900/mth. Using your definition of affordable may only work if you were building 2 and three bedroom units that would be under market rent. The point of defining 'affordable' is becoming very important. I would hope that city

council understand that. Just because a developer says the word 'affordable' doesn't mean it is that.

20:37:47 From Deb Hull to Everyone:

Well said, Halli

20:37:52 From John Hayles to Everyone:

This "affordable" housing won't help the housing crisis at all. People who need affordable housing will still not be able to afford the whopping 1600-2100/month. These apartments will be off the table for anyone struggling financially - calling affordable means nothing if it's affordable for only people who are well off

20:37:53 From Soressa Gardner to Everyone:

Thank you Halli for addressing misinformation and context.

20:37:58 From John Hayles to Everyone:

Reacted to "Thank you Halli for ..." with !!

20:38:01 From Ocean Inglin to Everyone:

Some people have accused the concerned neighbours of NIMBYism but...

Protecting the intrinsic and instrumental values of heritage*, protecting the rights of individuals to privacy** and a healthy environment, and protecting the shrinking green footprint of the city in the face of climate change*** is not NIMBY-ism. It is in line with the City's stated aspirations and it represents intelligent development in the 21st century.

Undermining these values and rights will cause direct harm to the quality of Victoria's heritage and tourism base, the quality of experience it offers visitors, the quality of life it is trying to protect for citizens.

* Heritage tourism is a viable, sustainable and valuable niche area of tourism. It is one of Victoria's main marketing platforms and provides enormous economic revenues.

** In Canada privacy is considered a fundamental human right and includes the right to physical privacy.

*** The Government of Canada recognizes that every individual in Canada has a right to a healthy environment.

20:38:01 From Brad & Christine to Everyone:

Reacted to "Well said, Halli" with 👍

20:38:02 From John Wright to Everyone:

Reacted to "Well said, Halli" with 👍

20:38:04 From Breranne Yaremko to Everyone:

Reacted to "Well said, Halli" with 👍

20:38:04 From Jamie Bougee to Everyone:

Hey Mike, why did you keep saying that this lot is zoned for multi-residences?

20:38:05 From Claire Smith to Everyone:

Reacted to "but he doesn't have ..." with 👍

20:38:25 From Agnes Vollmeier to Everyone:

Reacted to "Thank you Halli for ..." with !!

20:38:28 From Ingrid Holm to Everyone:

Right on, Halli. Neglecting to include critical information.

20:38:43 From Amanda Gaunt to Everyone:

Reacted to "Some people have acc..." with 👍

20:38:45 From Kevin Youck to Everyone:

Reacted to "Some people have acc..." with 👍

20:38:45 From John Wright to Everyone:

A 2 story 4 plex is exactly what the provincial government just announced in 2023

20:38:55 From Todd Glover to Everyone:

The zoning was not established in 1910 -- much later than that.

20:39:03 From John Hayles to Everyone:

"what our crisis requires" is something under 1k, not 1.6-2k. This isn't helping people by being "affordable". Could college students afford this? No.

20:39:16 From Claire Smith to Everyone:

Mike, why is there no one here from BC Housing?

20:39:23 From Brad & Christine to Everyone:

Reacted to "Right on, Halli. Ne..." with 👍

20:39:24 From Amanda Gaunt to Everyone:

Reacted to "Mike, why is there n..." with 👍

20:39:28 From Lisa Tyler to Everyone:

Reacted to "Mike, why is there n..." with 👍

20:39:37 From Soressa Gardner to Everyone:

Reacted to "Perhaps another Clar..." with 👍

20:39:42 From John Wright to Everyone:

Replying to ""what our crisis req..."

Nor could they share costs because it is only studio and one bedrooms

20:39:43 From Lisa Tyler to Everyone:

Reacted to ""what our crisis req..." with 👍

20:39:43 From Jenny Farkas to Everyone:

To truly solve the housing problem the profit motive has to be entirely removed from the equation. Developers are trying to get their money out of a project in a few years vs the reality that we need buildings to be built to last for 100 years. Please note my earlier comments about the fact that below market rental can be attached to a property title IN PERPETUITY. Put your money where your mouth is Mike.

20:39:43 From Kirk Buhne to Everyone:

The zoning is not from 1910. I ask that Mike be truthful as he seems to be making things up

20:39:52 From Lisa Tyler to Everyone:

Reacted to "The zoning is not fr..." with 👍

20:39:54 From Agnes Vollmeier to Everyone:

Reacted to "Well said, Halli" with 👍

20:40:01 From kathleen bligh to Everyone:

Upper Government has a lot of space

20:40:01 From Priscilla Tumbach to Everyone:

I have been told that council does not listen to our city planners - I am hoping to speak with Jeremy about this at our next meeting.

20:40:05 From John Hayles to Everyone:

Reacted to "To truly solve the h..." with !!

20:40:16 From Lisa Tyler to Everyone:

Reacted to "To truly solve the h..." with 👍

20:40:17 From Ingrid Holm to Everyone:

Reacted to "Big questions arisin..." with 👍

20:40:20 From Soressa Gardner to Everyone:

Reacted to "The privacy of local..." with 👍

20:40:22 From Dean Rysstad to Everyone:

Mike, you are correct, the city made a mistake by up-zoning this site in 1910 to R3-2. It should be R2 given the lot size and neighbouring properties. They rezoned it then to allow a duplex or fourplex. There is no reason at this time given the surrounding neighbourhood, to up-zone this lot again.

20:40:23 From Mike Jones to Everyone:
Replying to "The zoning is not fr..."

constructed 1910

20:40:31 From Dennis E Bolen to Everyone:
Reacted to "Some people have acc..." with 👍

20:40:32 From John Hayles to Everyone:
Replying to ""what our crisis req..."

Jesus. Good point. That's insane

20:40:51 From Amanda Gaunt to Everyone:
Reacted to ""what our crisis req..." with 👍

20:40:55 From Breranne Yaremko to Everyone:
Replying to ""what our crisis req..."

Elizabeth - great great question

20:41:35 From Michael Mullins to Everyone:
If you're the owner of the building Mike, why didn't you sign the Notice as the applicant?

20:41:45 From Claire Smith to Everyone:
Again, Mr. Jones, where is the caretaker suite in this building?

20:41:46 From John Wright to Everyone:
This doesn't meet the Missing Middle Guidelines.

20:41:49 From Ingrid Holm to Everyone:
Reacted to "Some people have acc..." with 👍

20:41:51 From Soressa Gardner to Everyone:
Reacted to "Big questions arisin..." with 👍

20:41:57 From Ocean Inclin to Everyone:
Mike your altruism really shines through

20:41:58 From Ingrid Holm to Everyone:
Reacted to "Hey Mike, why did yo..." with 👍

20:42:04 From Kirk Buhne to Everyone:
There is indeed something wrong with this building, even on another site. The design is not seismically so sound with the rear ground floor not having it shear in one direction. Buildings recently built in Turkey with similar designs pancaked. There seems to not be enough room for garbage and recycling. There are other issues

20:42:04 From Ingrid Holm to Everyone:
Reacted to "Right on, Halli. Ne..." with 👍

20:42:04 From Soressa Gardner to Everyone:
Reacted to "Some people have acc..." with 👍

20:42:05 From Amanda Gaunt to Everyone:
Reacted to "Mike your altruism r..." with 👍

20:42:05 From Lisa Tyler to Everyone:
Reacted to "Mike your altruism r..." with 🙏

20:42:07 From Dennis E Bolen to Everyone:
Reacted to "To truly solve the h..." with 👍

20:42:09 From Kelly Drabit to Everyone:
is it your plan to sell it back to the province for crd housing

20:42:12 From John Hayles to Everyone:
Reminder this won't help the housing crisis at all.

20:42:12 From Brian Vincent to Everyone:
Reacted to "Mike your altruism r..." with 😊

20:42:19 From Jenny Farkas to Everyone:
You are taking an arrogant approach as far as I can tell.

20:42:22 From Ingrid Holm to Everyone:
Reacted to "The zoning was not e..." with 👍

20:42:23 From John Wright to Everyone:
One person's crisis is another persons opportunity

20:42:53 From Soressa Gardner to Everyone:
Reacted to "The zoning was not e..." with 👍

20:42:54 From Dean Rysstad to Everyone:
Developers need to work within current zoning!!! Not always ask for more density.

20:42:56 From Soressa Gardner to Everyone:
Reacted to "Mike, why is there n..." with 👍

20:42:59 From Sonya Smoley to Everyone:
Replying to "One person's crisi..."

Exactly

20:43:08 From Ingrid Holm to Everyone:
Reacted to "Mike, you are correc..." with 👍

20:43:08 From Brian Vincent to Everyone:
Elizabeth is correct. This might be a good project, albeit an extremely ugly one. But it is not the right project for that space.

20:43:31 From Ingrid Holm to Everyone:
Reacted to "The zoning is not fr..." with 👍

20:43:55 From Ingrid Holm to Everyone:
Reacted to "If you're the owner ..." with 👍

20:43:59 From Todd Glover to Everyone:
Agree with Pam Madoff - this encourages chaos and undermines the role of planning in the city

20:44:01 From John Wright to Everyone:
Strongly recommend this article from UBC on rethinking density as the sole solution - <https://beyond.ubc.ca/how-controlling-land-prices-could-help-solve-the-housing-crisis/>

20:44:03 From Ingrid Holm to Everyone:
Reacted to "This doesn't meet th..." with 👍

20:44:08 From Ingrid Holm to Everyone:
Reacted to "Mike your altruism r..." with 👍

20:44:12 From John Wright to Everyone:
Reacted to "Agree with Pam Madof..." with 👍

20:44:14 From Amanda Gaunt to Everyone:
Thank you Pam! Very important points.

20:44:27 From John Wright to Everyone:
Reacted to "Thank you Pam! Very ..." with 👍

20:44:31 From Ingrid Holm to Everyone:
Reacted to "Reminder this won't ..." with 👍

20:44:34 From Breranne Yaremko to Everyone:
Pamela - you are amazing

20:44:42 From Deb Hull to Everyone:
Reacted to "Pamela - you are ama..." with 👍

20:44:44 From Dean Rysstad to Everyone:
Reacted to "Thank you Pam! Very ..." with 👍

20:44:44 From kathleen bligh to Everyone:
Thanks Pam

20:44:46 From Dean Rysstad to Everyone:
Reacted to "Pamela - you are ama..." with 👍

20:44:47 From Dennis E Bolen to Everyone:
Reacted to "Elizabeth is correct..." with 👍

20:44:49 From Gayle Nelson to Everyone:
Pam is correct - we need to use the planning and OCP process are there for a purpose

20:44:49 From Graham Hawkins to Everyone:
Thanks for the great points Pamela!

20:44:50 From Breranne Yaremko to Everyone:
Reacted to "Thanks for the great..." with 👍

20:44:56 From Veronica Strong-Boag to Everyone:
Pam, right on! thanks for the summary!

20:44:58 From Soressa Gardner to Everyone:
Reacted to "To truly solve the h..." with !!

20:45:01 From Lisa Tyler to Everyone:
Here here Pam and he's also is not listening to or hearing the residents of James Bay...

20:45:01 From Amanda Gaunt to Everyone:
Reacted to "Pam is correct - we ..." with 👍

20:45:01 From Breranne Yaremko to Everyone:
Reacted to "Here here Pam and he..." with 👍

20:45:02 From Ingrid Holm to Everyone:
Reacted to "Agree with Pam Madof..." with 👍

20:45:13 From Priscilla Tumbach to Everyone:
Mike should attend John Adams presentation on the history of James Bay. No changes in James Bay!!!???

20:45:18 From Kevin Youck to Everyone:
Reacted to "Thanks for the great..." with 👍

20:45:21 From Ingrid Holm to Everyone:
Reacted to "Pamela - you are ama..." with 👍

20:45:24 From Kevin Youck to Everyone:
Reacted to "Pam is correct - we ..." with 👍

20:45:26 From Soressa Gardner to Everyone:
Reacted to "I have been told tha..." with 👍

20:45:30 From Ingrid Holm to Everyone:
Reacted to "Pam is correct - we ..." with 👍

20:45:30 From Soressa Gardner to Everyone:
Removed a 👍 reaction from "I have been told tha..."

20:45:38 From Breranne Yaremko to Everyone:
Reacted to "Mike should attend J..." with 👍

20:45:39 From Kevin Youck to Everyone:

Reacted to "Agree with Pam Madof..." with 👍
20:45:41 From Graham Hawkins to Everyone:
Mike Jones should be seeing by now that we do not need what he keeps saying we need in our community.
20:45:44 From Soressa Gardner to Everyone:
Reacted to "The zoning is not fr..." with 👍
20:45:45 From Kevin Youck to Everyone:
Reacted to "Elizabeth is correct..." with 👍
20:45:51 From Kirk Buhne to Everyone:
If anyone reads these comments, listen to Pam Madoff's comments
20:45:58 From Ingrid Holm to Everyone:
Reacted to "If anyone reads thes..." with 👍
20:46:01 From Jamie Bougee to Everyone:
Pam says it pays no attention to planning principles or neighborhood context.

Mike calls it "edgy"

I'm with Pam!
20:46:01 From Agnes Vollmeier to Everyone:
Reacted to "Here here Pam and he..." with 👍
20:46:16 From Soressa Gardner to Everyone:
Jargon is the correct term, Pam. Thank you for a level headed explanation of why planning is so necessary. Thank you for address Mike's dissemination of misinformation during his CBC interview.
20:46:26 From Ingrid Holm to Everyone:
This is not a townhouse proposal, Mike.
20:46:28 From Billy Page to Everyone:
Right on Pam!
20:46:33 From John Wright to Everyone:
Reacted to "This is not a townho..." with 👍
20:46:37 From kathleen bligh to Everyone:
Wow he is too condescending and rude!
20:46:42 From Claire Smith to Everyone:
The OCP and LAP are critical to city planning.
20:46:47 From Brian Vincent to Everyone:
If this project is approved it will serve as an incentive for some James Bay homeowners to sell their properties to developers. It will open a floodgate to these types of projects.
20:46:47 From Amanda Gaunt to Everyone:
Reacted to "Wow he is too condes..." with 👍
20:46:47 From Soressa Gardner to Everyone:
Mike -Row houses are not a new thing. Look to Europe.
20:46:49 From Dean Rysstad to Everyone:
Townhouses would be great in this lot!
20:46:50 From Jordan Zinovich to Everyone:
Mike you sound so very arrogant.
20:46:51 From Lee McVicker to Everyone:
Mike is just plain disrespectful
20:46:53 From Priscilla Tumbach to Everyone:
Did you know that Lisa Helps wanted a bylaw to ban single family houses.
20:46:59 From Soressa Gardner to Everyone:

Reacted to "Mike Jones should be..." with 👍
20:47:00 From Ingrid Holm to Everyone:
Reacted to "Wow he is too condes..." with 👍
20:47:00 From John Wright to Everyone:
Reacted to "Townhouses would be ..." with 👍
20:47:02 From Dennis E Bolen to Everyone:
Reacted to "Jargon is the correc..." with 👍
20:47:05 From Soressa Gardner to Everyone:
Reacted to "Mike should attend J..." with 👍
20:47:06 From Sonya Smoley to Everyone:
Reacted to "Jargon is the corr..." with 👍
20:47:09 From Soressa Gardner to Everyone:
Reacted to "Here here Pam and he..." with 👍
20:47:10 From Patricia Crichton to Everyone:
As always, pointed and precise, Pam. Thank you.
20:47:15 From John Wright to Everyone:
Reacted to "If this project is a..." with 👍
20:47:26 From Soressa Gardner to Everyone:
Reacted to "Strongly recommend t..." with 👍
20:47:28 From Lisa Tyler to Everyone:
Reacted to "As always, pointed a..." with 👍
20:47:44 From Kirk Buhne to Everyone:
Replying to "Did you know that Li..."
None of James Bay is zoned Single Family. R2 is the norm
20:47:49 From Dennis E Bolen to Everyone:
Reacted to "Mike -Row houses are..." with 👍
20:47:57 From Dennis E Bolen to Everyone:
Reacted to "Townhouses would be ..." with 👍
20:47:58 From Breranne Yaremko to Everyone:
Reacted to "As always, pointed a..." with 👍
20:47:58 From Soressa Gardner to Everyone:
Replying to "is it your plan to s..."

Good Question

20:48:01 From John Wright to Everyone:
Replying to "If this project is a..."

Which would drive up housing prices, not lower them, as land values skyrocket
20:48:12 From Soressa Gardner to Everyone:
Reacted to "There is indeed some..." with 👍
20:48:12 From Jamie Bougee to Everyone:
The City has committed to gentle densification as a strategy. This proposal mocks that strategy.
20:48:19 From John Wright to Everyone:
Reacted to "The City has committ..." with 👍
20:48:36 From Soressa Gardner to Everyone:
Reacted to "Agree with Pam Madof..." with 👍
20:48:39 From Ingrid Holm to Everyone:

Reacted to "Mike you sound so ve..." with 👍
20:48:40 From Soressa Gardner to Everyone:
Removed a 👍 reaction from "Strongly recommend t..."
20:48:43 From Ingrid Holm to Everyone:
Reacted to "Mike is just plain d..." with 👍
20:48:46 From Jeremy Caradonna to Everyone:
Reacted to "The City has committ..." with 👍
20:48:47 From Soressa Gardner to Everyone:
Reacted to "Thank you Pam! Very ..." with 👍
20:48:49 From Soressa Gardner to Everyone:
Reacted to "Pamela - you are ama..." with 👍
20:48:54 From Soressa Gardner to Everyone:
Reacted to "Thanks Pam" with 👍
20:49:00 From Soressa Gardner to Everyone:
Reacted to "Pam is correct - we ..." with 👍
20:49:01 From Ingrid Holm to Everyone:
Reacted to "is it your plan to s..." with 👍
20:49:01 From Veronica Strong-Boag to Everyone:
Reacted to "If this project is a..." with 👍
20:49:03 From Soressa Gardner to Everyone:
Reacted to "Thanks for the great..." with 👍
20:49:08 From Soressa Gardner to Everyone:
Reacted to "Pam, right on! thank..." with 👍
20:49:10 From Brad & Christine to Everyone:
Reacted to "As always, pointed a..." with ❤️
20:49:12 From John Wright to Everyone:
Thank you John Adams for talking on the existing housing mix.
20:49:17 From Ingrid Holm to Everyone:
Reacted to "The City has committ..." with 👍
20:49:18 From Soressa Gardner to Everyone:
Removed a 👍 reaction from "Here here Pam and he..."
20:49:21 From Soressa Gardner to Everyone:
Reacted to "Here here Pam and he..." with 👍
20:49:24 From Claire Smith to Everyone:
Reacted to "Thank you John Adams..." with 👍
20:49:25 From Lisa Tyler to Everyone:
I think that Mike Jones should resell 50 Government Street and buy a lot where his building would be more appropriate
20:49:35 From Breranne Yaremko to Everyone:
Reacted to "I think that Mike Jo..." with 👍
20:49:35 From Veronica Strong-Boag to Everyone:
Reacted to "Thank you John Adams..." with 👍
20:49:41 From Soressa Gardner to Everyone:
Reacted to "Pam says it pays no ..." with 👍
20:49:50 From Becky Vander Steen to Everyone:
Reacted to "I think that Mike Jo..." with 👍
20:49:53 From Joan and Colin O'Connor to Everyone:

Reacted to "I think that Mike Jo..." with 👍
20:49:53 From Brad & Christine to Everyone:
Reacted to "The City has committ..." with 👍
20:49:59 From Brad & Christine to Everyone:
Reacted to "Thank you John Adams..." with 👍
20:50:02 From Soressa Gardner to Everyone:
Reacted to "The OCP and LAP are ..." with 👍
20:50:03 From Deb Hull to Everyone:
Thank you John Adams and Pam Madoff for highlighting the misinformation this developer keeps putting forward.
20:50:09 From Brad & Christine to Everyone:
Reacted to "I think that Mike Jo..." with 👍
20:50:11 From Ingrid Holm to Everyone:
Reacted to "Thank you John Adams..." with 👍
20:50:12 From Lisa Tyler to Everyone:
Reacted to "Thank you John Adams..." with 👍
20:50:14 From Soressa Gardner to Everyone:
Reacted to "Mike is just plain d..." with 👍
20:50:16 From Brad & Christine to Everyone:
Reacted to "Thank you John Adams..." with 👍
20:50:24 From Soressa Gardner to Everyone:
Reacted to "None of James Bay is..." with 👍
20:50:30 From Jamie Bougee to Everyone:
Mike Jones, seems unprepared for the thoughtful comments from resident after resident. This kinda makes a person think he has done no meaningful outreach or communication with the people in the area.
20:50:36 From Breranne Yaremko to Everyone:
Mike literally laughed at a former councilor and told her she did not know what she was talking about.
20:50:45 From Kirk Buhne to Everyone:
Reacted to "Mike literally laugh..." with 🤔
20:50:46 From Lisa Tyler to Everyone:
Reacted to "Mike Jones, seems un..." with 👍
20:50:47 From Claire Smith to Everyone:
A sponge - brilliant and true!
20:50:48 From Ingrid Holm to Everyone:
If building lots and lots of housing guaranteed affordability, then Vancouver and Toronto would be the most affordable cities in Canada.
20:50:52 From Soressa Gardner to Everyone:
Reacted to "Which would drive up..." with 👍
20:50:53 From Kirk Buhne to Everyone:
Reacted to "Mike Jones, seems un..." with 👍
20:50:56 From Gayle Nelson to Everyone:
he just invented that
20:50:56 From Kirk Buhne to Everyone:
Reacted to "Thank you John Adams..." with 👍
20:50:56 From Amanda Gaunt to Everyone:
Reacted to "Mike literally laugh..." with 🤔

20:50:59 From kathleen bligh to Everyone:
Reacted to "If this project is a..." with 👍

20:50:59 From Dennis E Bolen to Everyone:
Reacted to "Mike Jones, seems un..." with 👍

20:50:59 From Becky Vander Steen to Everyone:
Allowing this development could set a precedent which would ultimately destroy our historic James Bay neighbourhood. I rely on my mayor and council to prevent this from happening.

20:50:59 From Soressa Gardner to Everyone:
Reacted to "The City has committ..." with 👍

20:51:03 From Kirk Buhne to Everyone:
Reacted to "Thank you John Adams..." with 👍

20:51:03 From Brad & Christine to Everyone:
who would ever see the green roof?

20:51:06 From John Wright to Everyone:
"Sponge on the neighbourhood"

20:51:07 From Kirk Buhne to Everyone:
Reacted to "The City has committ..." with 👍

20:51:12 From Soressa Gardner to Everyone:
Reacted to "I think that Mike Jo..." with 👍

20:51:13 From Lisa Tyler to Everyone:
Reacted to "Allowing this develo..." with 🙄

20:51:14 From Kirk Buhne to Everyone:
Reacted to "If this project is a..." with 👍

20:51:18 From Kirk Buhne to Everyone:
Reacted to "Which would drive up..." with 👍

20:51:20 From Soressa Gardner to Everyone:
Reacted to "Thank you John Adams..." with 👍

20:51:20 From Claire Smith to Everyone:
Reacted to "who would ever see t..." with 😊

20:51:24 From Breranne Yaremko to Everyone:
Reacted to "Allowing this develo..." with 👍

20:51:31 From Soressa Gardner to Everyone:
Reacted to "Mike Jones, seems un..." with 👍

20:51:31 From Ingrid Holm to Everyone:
Reacted to "Mike literally laugh..." with 👍

20:51:33 From Claire Smith to Everyone:
Replying to "who would ever see t..."

Harbour Air passengers

20:51:39 From Soressa Gardner to Everyone:
Reacted to "Mike literally laugh..." with 🙄

20:51:40 From Dennis E Bolen to Everyone:
Reacted to "Allowing this develo..." with 👍

20:51:44 From John Wright to Everyone:
Reacted to "If building lots and..." with 👍

20:51:49 From Elizabeth Stone to Everyone:
you haven't raised the rents because you can't!

20:52:01 From Soressa Gardner to Everyone:

Reacted to "If building lots and..." with 😊

20:52:08 From Ingrid Holm to Everyone:

Reacted to "Allowing this develo..." with 👍

20:52:10 From Brad & Christine to Everyone:

Reacted to "Harbour Air passenge..." with 😊

20:52:11 From Soressa Gardner to Everyone:

Reacted to "Allowing this develo..." with 👍

20:52:48 From Jamie Bougee to Everyone:

Reacted to "you haven't raised..." with 👍

20:52:52 From Ingrid Holm to Everyone:

Replying to "you haven't raised t..."

Oh come on, don't get bogged down in legalities 🙄

20:53:02 From Kirk Buhne to Everyone:

Reacted to "you haven't raised t..." with 👍

20:53:05 From Agnes Vollmeier to Everyone:

Reacted to "Thank you John Adams..." with 👍

20:53:10 From Lisa Tyler to Everyone:

Reacted to "you haven't raised t..." with 👍

20:53:20 From Lisa Tyler to Everyone:

Reacted to ""Sponge on the neigh..." with 👍

20:54:36 From Todd Glover to Everyone:

Reacted to "Allowing this develo..." with 👍

20:54:55 From Dennis E Bolen to Everyone:

Yay Kirk...a fact-based, experience driven, professionally qualified opinion from a long-time JB resident.

20:56:17 From Jared Kelly to Everyone:

Reacted to "Pamela - you are ama..." with 👍

20:56:33 From Elizabeth Stone to Everyone:

I'm curious, what makes Mike the expert on developing neighborhoods and what we "need?" I don't mean to be snide, but really, what makes you the expert?

20:56:33 From Jamie Bougee to Everyone:

What!!? "Missing Middle doesn't work"? You seem out of touch with reality? It was just passed!

20:56:43 From Jeremy Caradonna to Everyone:

Hi All. Rare comment from me here. Just a factual statement - missing middle became active on March 12th. It is true that no project has come forward yet, but it's only been one month. Just adding that bit of context. Thanks.

20:56:51 From Ingrid Holm to Everyone:

Reacted to "I'm curious, what ma..." with 🙄

20:57:01 From Dennis E Bolen to Everyone:

Reacted to "Hi All. Rare comment..." with 👍

20:57:03 From Todd Glover to Everyone:

Reacted to "Hi All. Rare comment..." with 👍

20:57:03 From Joan and Colin O'Connor to Everyone:

Great comments neighbors. Besides the obvious insult and disruption to neighbors, Government St is a designated bicycle route, and will be increasingly heavily used by tourists.

The character of the neighborhood, with horse carriages and other tours etc has long contributed to tourism and therefore to city coffers. Tourists have eyes and sensibilities too.

20:57:16 From Soressa Gardner to Everyone:

Kirk - thank you for addressing the fact that we will achieve greater density within our current zoning as is. As you have pointed out in other venues, many of the 3 and 4 storey wood frame apartment buildings will be replaced by six storey buildings, likely with smaller footprints, effectively doubling density on those sites.

20:57:25 From Brad & Christine to Everyone:

Reacted to "Hi All. Rare comment..." with 👍

20:57:28 From Elizabeth Stone to Everyone:

Thanks Kelly. Well said.

20:57:33 From Kirk Buhne to Everyone:

Reacted to "Kirk - thank you fo..." with 👍

20:57:34 From Lisa Tyler to Everyone:

Reacted to "Great comments neigh..." with 👍

20:57:36 From Soressa Gardner to Everyone:

Reacted to "Yay Kirk...a fact-base..." with ❤️

20:57:39 From Breranne Yaremko to Everyone:

Reacted to "Thanks Kelly. Well ..." with 👍

20:57:41 From Dennis E Bolen to Everyone:

Reacted to "Kirk - thank you fo..." with 👍

20:57:42 From Soressa Gardner to Everyone:

Reacted to "I'm curious, what ma..." with 🤔

20:57:46 From Deb Hull to Everyone:

Reacted to "Thanks Kelly. Well ..." with 👍

20:57:47 From Becky Vander Steen to Everyone:

Reacted to "Great comments neigh..." with 👍

20:57:48 From Elizabeth Stone to Everyone:

Reacted to "Hi All. Rare comment..." with 👍

20:57:54 From Veronica Strong-Boag to Everyone:

Reacted to "Hi All. Rare comment..." with 👍

20:58:01 From Char V to Everyone:

Reacted to "Great comments neigh..." with 😊

20:58:29 From Soressa Gardner to Everyone:

Shame is definitely a strategy being over-used by this Developer.

20:58:35 From Jamie Bougee to Everyone:

I agree with Kelly - it is out of line for Mike Jones to shame people who don't agree with him

20:58:40 From Soressa Gardner to Everyone:

Reacted to "Hi All. Rare comment..." with 👍

20:58:44 From Elizabeth Stone to Everyone:

They aren't decreased rents! AAAAAgh!

20:58:48 From Ingrid Holm to Everyone:

Replying to "Hi All. Rare comment..."

Yes, Jeremy. And the so-called Missing Middle was never actually missing, especially in James Bay, and even large chunks of the rest of the city like parts of Fairfield, etc. On my walks, I see hundreds and hundreds of densely-inhabited properties. It was never 'missing'.

20:58:48 From Soressa Gardner to Everyone:

Reacted to "Hi All. Rare comment..." with ❤️

20:58:50 From John Wright to Everyone:
Council has a vested interest in ensuring missing middle is a success. This project if sold as missing middle would harm faith in this council policy. This doesn't look like the Missing Middle documentation from Council or what is in the guidelines?

20:59:00 From Char V to Everyone:
Reacted to "They aren't decrease..." with 😊

20:59:05 From Soressa Gardner to Everyone:
Reacted to "Yes, Jeremy. And the..." with 👍

20:59:06 From Kirk Buhne to Everyone:
Reacted to "Yes, Jeremy. And the..." with 👍

20:59:12 From Soressa Gardner to Everyone:
Reacted to "Great comments neigh..." with 👍

20:59:17 From Dennis E Bolen to Everyone:
Reacted to "Yes, Jeremy. And the..." with 👍

20:59:18 From Priscilla Tumbach to Everyone:
Does this include all the seniors that live in James Bay on government pensions. If they are displaced they cannot afford to live in your building.

20:59:25 From Ingrid Holm to Everyone:
Reacted to "Great comments neigh..." with 👍

20:59:28 From Soressa Gardner to Everyone:
Reacted to "I agree with Kelly -..." with 👍

20:59:41 From John Wright to Everyone:
Reacted to "Yes, Jeremy. And the..." with 👍

20:59:47 From John Wright to Everyone:
Reacted to "Hi All. Rare comment..." with 👍

20:59:50 From Veronica Strong-Boag to Everyone:
Reacted to "Great comments neigh..." with 👍

21:00:07 From Ingrid Holm to Everyone:
Reacted to "Council has a vested..." with 👍

21:00:11 From John Wright to Everyone:
Replying to "Council has a vested..."

I'm a fan of the Missing Middle, by the way.

21:00:25 From Dennis E Bolen to Everyone:
Reacted to "I'm a fan of the Mis..." with 👍

21:00:32 From Lisa Tyler to Everyone:
Reacted to "Council has a vested..." with 👍

21:00:36 From Dennis E Bolen to Everyone:
Replying to "Council has a vested..."

Me too, John.

21:00:48 From John Wright to Everyone:
Reacted to "Me too, John." with 👍

21:01:17 From Dean Rysstad to Everyone:
Reacted to "Hi All. Rare comment..." with 👍

21:01:33 From Veronica Strong-Boag to Everyone:
John Dewhirst, thanks for the reminder of the local history.

21:01:48 From Soressa Gardner to Everyone:

Thank you for speaking up about this "red herring" art work when there is real history being ignored.

21:01:48 From Kirk Buhne to Everyone:

Replying to "Hi All. Rare comment..."

My 1911 house is Missing Middle and has been for over a decade. The city used my house as an example of how to add suites without it being obvious at all. I am working on restoring an original single family home than later became a 3 and 4 unit 1911 home around the corner. We can repurpose heritage houses and achieve charming density.

21:01:57 From John Wright to Everyone:

Reacted to "My 1911 house is Mis..." with 👍

21:02:04 From Elizabeth Stone to Everyone:

Thank you John for your insightful and accurate comments about honest accounts of indigenous connections.

21:02:09 From Veronica Strong-Boag to Everyone:

Reacted to "My 1911 house is Mis..." with 👍

21:02:10 From Kirk Buhne to Everyone:

Removed a 👍 reaction from "Yes, Jeremy. And the..."

21:02:11 From Kirk Buhne to Everyone:

Reacted to "Yes, Jeremy. And the..." with 👍

21:02:16 From Lisa Tyler to Everyone:

Reacted to "Hi All. Rare comment..." with 👍

21:02:23 From Lisa Tyler to Everyone:

Reacted to "Thank you for speaki..." with 👍

21:02:25 From Kevin Youck to Everyone:

Reacted to "My 1911 house is Mis..." with 👍

21:02:36 From Ingrid Holm to Everyone:

Removed a 👍 reaction from "Council has a vested..."

21:02:37 From Kirk Buhne to Everyone:

Reacted to "Council has a vested..." with 👍

21:02:57 From Claire Smith to Everyone:

Replying to "Hi All. Rare comment..."

If you want your voice heard, this website showcases the current proposed developments in James Bay in an easy accessible manner

<https://www.jamesbayconcernedcitizens.ca>

21:03:06 From Veronica Strong-Boag to Everyone:

Removed a 👍 reaction from "My 1911 house is Mis..."

21:03:08 From Veronica Strong-Boag to Everyone:

Reacted to "My 1911 house is Mis..." with 👍

21:03:10 From Kirk Buhne to Everyone:

Reacted to "If you want your voi..." with 👍

21:03:39 From Pat Nichols to Everyone:

With respect to general representations: the proposed Amica development at Douglas & Niagara is one example of developers wanting to disregard the neighbourhood and its history.

21:03:40 From Kirk Buhne to Everyone:

Replying to "Hi All. Rare comment..."

I encourage City Councillors visit this site.


21:04:04 From Soressa Gardner to Everyone:

Lorne B: "Thin edge of the wedge" is a real concern. We will need to learn more about the proposed upcoming changes to the OCP and potential elimination of Local Area Plans (formerly known as Neighbourhood plans)

21:04:10 From Marj Welch to Everyone:

I am in favour of development as long as it is appropriate. The proposed structure for 50 Government Street does not fit with the neighbourhood and is far too big for the lot. Both the proposal and the process leading to it are breathtakingly disrespectful to the character of James Bay and those of us who live here.

21:04:14 From Soressa Gardner to Everyone:

Reacted to "My 1911 house is Mis..." with 

21:04:32 From John Wright to Everyone:

Reacted to "I am in favour of de..." with 

21:04:36 From Kevin Youck to Everyone:

Reacted to "I am in favour of de..." with 

21:04:53 From Soressa Gardner to Everyone:

Reacted to "If you want your voi..." with 

21:04:58 From Soressa Gardner to Everyone:

Reacted to "I encourage City Cou..." with 

21:05:02 From Kevin Youck to Everyone:

Removed a  reaction from "I am in favour of de..."

21:05:03 From Kevin Youck to Everyone:

Reacted to "I am in favour of de..." with 


21:05:13 From Ingrid Holm to Everyone:

Reacted to "I am in favour of de..." with 

21:05:20 From Amanda Gaunt to Everyone:

Reacted to "I am in favour of de..." with 

21:05:25 From Ingrid Holm to Everyone:


Reacted to "Lorne B: "Thin edge ..." with 

21:05:25 From Soressa Gardner to Everyone:


Replying to "Hi All. Rare comment..."

Yes, it will be a good way to understand the community and its needs.

21:05:30 From Kevin Youck to Everyone:

Reacted to "Lorne B: "Thin edge ..." with 

21:05:35 From Soressa Gardner to Everyone:

Reacted to "Thank you John for y..." with 

21:05:39 From John Wright to Everyone:

Reacted to "I encourage City Cou..." with 


21:05:40 From Kirk Buhne to Everyone:

Graem: this has a different zoning but with the zoning there are restrictions and you ignore them all egregiously

21:05:54 From Soressa Gardner to Everyone:

Reacted to "With respect to gene..." with 

21:06:06 From Ingrid Holm to Everyone:

Reacted to "Graem: this has a di..." with 

21:06:18 From Soressa Gardner to Everyone:

Reacted to "I am in favour of de..." with 

21:06:44 From Sonya Smoley to Everyone:

Reacted to "Lorne B: "Thin ed..." with 👍
21:06:51 From Soressa Gardner to Everyone:
Reacted to "Graem: this has a di..." with 👍
21:06:55 From Graham Hawkins to Everyone:
Well put Deanne!
21:07:01 From Deb Hull to Everyone:
Reacted to "Well put Deanne!" with 👍
21:07:05 From Jamie Bougee to Everyone:
Graeme, who was responsible for drafting the data sheet in the plan?
21:07:09 From Lisa Tyler to Everyone:
Reacted to "Well put Deanne!" with 👍
21:07:22 From Dean Rysstad to Everyone:
The developer is not a victim. They are attacking the neighbourhood with a monstrous proposal that would decrease neighbouring home values. The stress and anxiety put on the neighbours is unfair. Developers are not entitled to build whatever they want. Zoning regulations are laws. They do not need to rezone. The zoning should protect these land owners, from this type of proposal, and the stress and anxiety that goes along with it.
21:07:37 From Kirk Buhne to Everyone:
Hooray Deanne. What would tourists want to see? This building sets a dangerous precedent
21:07:45 From Amanda Gaunt to Everyone:
Reacted to "The developer is not..." with 👍
21:07:51 From John Wright to Everyone:
Reacted to "Hooray Deanne. What..." with 👍
21:07:52 From Becky Vander Steen to Everyone:
Well said Deanne!
21:07:54 From Joan and Colin O'Connor to Everyone:
Reacted to "The developer is not..." with 👍
21:07:57 From Amanda Gaunt to Everyone:
Reacted to "Well said Deanne!" with 👍
21:07:59 From John Wright to Everyone:
Reacted to "The developer is not..." with 👍
21:08:00 From Veronica Strong-Boag to Everyone:
thanks Deanne!
21:08:02 From Dean Rysstad to Everyone:
Reacted to "Hooray Deanne. What..." with 👍
21:08:03 From Dean Rysstad to Everyone:
Reacted to "Well said Deanne!" with 👍
21:08:06 From Lisa Tyler to Everyone:
Yay Deanne!
21:08:09 From Paul Plater to Everyone:
Thanks Deanne!!
21:08:16 From Kevin Youck to Everyone:
Reacted to "The developer is not..." with 👍
21:08:25 From Coralee Bell to Everyone:
Extremely disappointed that Jeremy Caradonna hasn't returned to listen to the residents' views.
21:08:28 From Joan and Colin O'Connor to Everyone:
Reacted to "Well said Deanne!" with 👍

21:08:29 From John Wright to Everyone:
Removed a 👍 reaction from "The developer is not..."

21:08:32 From Ira Shorr to Everyone:
It would be good to address the comment made by a responder—and get answers: what are credentials of the developer, licensing info, etc—and reviews from customers.

21:08:33 From Ingrid Holm to Everyone:
Reacted to "The developer is not..." with 👍

21:08:33 From John Wright to Everyone:
Reacted to "The developer is not..." with 👍

21:08:37 From Elizabeth Stone to Everyone:
Thanks Deanne.....I agree with you! Thanks for saying it like it is.

21:08:39 From Ingrid Holm to Everyone:
Reacted to "Hooray Deanne. WHat..." with 👍

21:08:41 From Patrick Smith to Everyone:
Nailed it, Deanne Loubardeas!

21:08:44 From Ingrid Holm to Everyone:
Reacted to "Well said Deanne!" with 👍

21:08:51 From Amanda Gaunt to Everyone:
Reacted to "It would be good to ..." with 👍

21:08:56 From Ingrid Holm to Everyone:
Reacted to "Nailed it, Deanne Lo..." with 👍

21:09:37 From Derek Hawksley to Everyone:
There is nothing in this proposal which I find acceptable.

21:09:38 From Jamie Bougee to Everyone:
Reason I ask who was responsible for the data sheet in the plan is because it's full of errors

21:09:53 From Claire Smith to Everyone:
To be honest, I worked in my garden all afternoon today on Medana and Spoke with many tourists that were avoiding the tree destruction on Menzies. Many wanted to know what was happening to the historic James Bay they came to see.

21:10:08 From Kirk Buhne to Everyone:
Reacted to "To be honest, I work..." with 👍

21:10:16 From Lisa Tyler to Everyone:
Reacted to "To be honest, I work..." with 👍

21:10:17 From Adele Haft to Everyone:
Right on, Soressa!

21:10:22 From Todd Glover to Everyone:
Nice phrase @Soressa, "a historic area that deserves preservation"

21:10:30 From Ingrid Holm to Everyone:
Reacted to "Nice phrase @Soressa..." with 👍

21:10:43 From Sonya Smoley to Everyone:
Reacted to "Nice phrase @Sores..." with 👍

21:10:49 From Kevin Youck to Everyone:
Reacted to "Nice phrase @Soressa..." with ❤️

21:10:59 From Bob Vander Steen to Everyone:
Get the facts about 50 Government: <http://bit.ly/stop50>

21:11:08 From Kirk Buhne to Everyone:
Let's hope that if Jeremy Caradonna has left the CALUC that he will watch the recording.

21:11:09 From Jamie Bougee to Everyone:

Reacted to "To be honest, I wo..." with 👍

21:11:44 From Ingrid Holm to Everyone:
Reacted to "Let's hope that if J..." with 👍

21:12:09 From Deb Hull to Everyone:
We're not asking for 4 storeys

21:12:11 From Jamie Bougee to Everyone:
Nice, Linda! Sure feels like Mike put forward a proposal he knew would be rejected. To soften us up

21:12:39 From Kirk Buhne to Everyone:
Reacted to "Nice, Linda! Sure f..." with 👍

21:12:54 From Nikitas Dimopoulos to Everyone:
We are hearing continuously about community needs. Have you done a needs analysis? Can you share what are these needs?

21:12:58 From Amanda Gaunt to Everyone:
Reacted to "Nice, Linda! Sure f..." with 👍

21:13:04 From John Wright to Everyone:
Reacted to "We are hearing conti..." with 👍

21:13:07 From Amanda Gaunt to Everyone:
Reacted to "We are hearing conti..." with 👍

21:13:28 From Kirk Buhne to Everyone:
\$120,000 to present this plan? Mike has said this. This seems highly unlikely

21:13:42 From Amanda Gaunt to Everyone:
He is being pushed into...?

21:13:50 From Jamie Bougee to Everyone:
My expectation is that most developers would start with talking to the folks in the neighborhood

21:13:53 From Graham Hawkins to Everyone:
It wasn't \$120K well spent.

21:14:04 From Claire Smith to Everyone:
Reacted to "It wasn't \$120K well..." with 👍

21:14:12 From Adele Haft to Everyone:
Graham, How can an airtight building not devolve into a sick building during a pandemic? Does the building breathe at all? Please explain how passive buildings work...

21:15:13 From kathleen bligh to Everyone:
Give us what we need not want how is that working with us

21:15:15 From Claire Smith to Everyone:
Consultation requires dialogue

21:15:33 From Becky Vander Steen to Everyone:
Reacted to "Consultation require..." with 👍

21:15:40 From John Wright to Everyone:
What is the return on investment model if rents go down before construction is completed?

21:15:52 From Dean Rysstad to Everyone:
4 storeys is also too big, and not supportable. I would support three storeys if it complies with setbacks and site coverage of current R3-2 zoning.

21:16:01 From Ingrid Holm to Everyone:
Reacted to "4 storeys is also to..." with 👍

21:16:14 From Kirk Buhne to Everyone:

The passive line is a lark. This building is conventional, not passive in any remarkable way, and simply to be built to current code. No real passive attributes are showcased. But it does take away sun and heat from neighbours

21:16:18 From Jamie Bougee to Everyone:

Reacted to "Consultation requi..." with ❤️

21:16:18 From Soressa Gardner to Everyone:

Reacted to "Right on, Soressa!" with 👍

21:16:30 From Soressa Gardner to Everyone:

Reacted to "Nice phrase @Soressa..." with 👍

21:16:36 From Ingrid Holm to Everyone:

Reacted to "The passive line is ..." with 👍

21:16:36 From Soressa Gardner to Everyone:

Reacted to "Let's hope that if J..." with 👍

21:16:40 From John Hayles to Everyone:

I heard mentioned before it was zoned for 2 stories. That sounds about right!

21:16:50 From Billy Page to Everyone:

I really want to work with the community but..... what the heck!

21:17:02 From Ingrid Holm to Everyone:

Reacted to "I really want to wor..." with 👍

21:17:07 From Claire Smith to Everyone:

Mr. Jones, please share with us what affordable housing you have built? Any projects we might possibly know?

21:17:08 From Ingrid Holm to Everyone:

Reacted to "I really want to wor..." with 🤔

21:17:27 From Dean Rysstad to Everyone:

Oak Bay needs to catch up. Not James Bay. We are already the most dense neighbourhood in Victoria.

21:17:35 From Amanda Gaunt to Everyone:

Reacted to "Oak Bay needs to cat..." with 👍

21:17:47 From Joan and Colin O'Connor to Everyone:

Reacted to "Oak Bay needs to cat..." with 👍

21:18:02 From Pat Nichols to Everyone:

What annual income would a person have to have in order to comfortably live in one of the 1-bedroom "Affordable housing" apartments, which Mr. Jones indicates would be at \$1,600 to \$2,100/month?

21:18:19 From kathleen bligh to Everyone:

Research Smart Cities.... all fits in with 15 minute lockdown zones. Look at Oxford.

21:18:22 From Todd Glover to Everyone:

Replying to "4 storeys is also to..."

A basic reason this property is not zoned for multi-unit (too small) is because a lot this small simply does not give enough space for setbacks

21:18:39 From Brad & Christine to Everyone:

We need housing for families that allows people to build equity, pls build townhouses each with a rental suite that allows families to make a step into the market.

21:18:41 From Ingrid Holm to Everyone:

Reacted to "Oak Bay needs to cat..." with 👍

21:18:46 From Marion Siegel to Everyone:

I am definitely not in favour of the proposed six story building at 50 Government St.

21:18:47 From Priscilla Tumbach to Everyone:

We need to come to a common understanding on what is affordable housing? We are not on the same page.

21:18:51 From Todd Glover to Everyone:


Replying to "4 storeys is also to..."

Even at 3 storeys


21:18:54 From Soressa Gardner to Everyone:

Mike - you yourself say you are speaking "generally" about housing. We are asking that you think specifically and acknowledge that other neighbourhoods lag far behind James Bay in terms of density. If you believe in rent controls, please focus your energies on this noble cause, and leave this specific project alone.


21:19:06 From Ingrid Holm to Everyone:

Reacted to "A basic reason this ..." with 


21:19:10 From Kirk Buhne to Everyone:

Reacted to "Mike - you yourself ..." with 

21:19:12 From Ingrid Holm to Everyone:

Reacted to "Even at 3 storeys" with 

21:19:22 From Soressa Gardner to Everyone:

Reacted to "Get the facts about ..." with 


21:19:29 From Soressa Gardner to Everyone:

Reacted to "To be honest, I work..." with 


21:19:36 From Kelly Drabit to Everyone:

But does James Bay need more density that in not affordable, maybe Saanich, maybe oak bay


21:19:40 From Kevin Youck to Everyone:

Reacted to "We need housing for ..." with 


21:19:42 From Soressa Gardner to Everyone:

Reacted to "Reason I ask who was..." with 

21:19:55 From Ingrid Holm to Everyone:

Reacted to "We need housing for ..." with 

21:19:55 From Soressa Gardner to Everyone:

Reacted to "We're not asking for..." with 


21:19:58 From kathleen bligh to Everyone:

high focus sector with water views


21:20:01 From Soressa Gardner to Everyone:

Reacted to "We are hearing conti..." with 


21:20:10 From Soressa Gardner to Everyone:

Reacted to "\$120,000 to present ..." with 

21:20:24 From Soressa Gardner to Everyone:

Reacted to "My expectation is th..." with 


21:20:38 From Soressa Gardner to Everyone:

Reacted to "The passive line is ..." with 

21:20:48 From Amanda Gaunt to Everyone:

I am absolutely not in favour of a 6-storey building or a 4-storey building at this location. The lot is not big enough.

21:21:17 From Ingrid Holm to Everyone:

Reacted to "Mike - you yourself ..." with 

21:21:36 From Mary Koyl to Everyone:

Replying to "4 storeys is also to..."

Really proud of my neighbours in James Bay, all of you, for your articulate, well reasoned push back on this totally unacceptable proposal over the course of this two hour discussion. And I hope the City folks listening to this chat line take it into consideration too. - the fact that nobody, yes nobody, supports this offensive proposal.

21:21:38 From Soressa Gardner to Everyone:

Thank you Trevor for clearly stating a much more reasonable approach to increasing density.

21:22:06 From Kevin Youck to Everyone:

Reacted to "Thank you Trevor for..." with 👍

21:22:16 From Joan and Colin O'Connor to Everyone:

Reacted to "Thank you Trevor for..." with 👍

21:22:29 From Deanne Loubardeas to Everyone:

Trevor is absolutely right. We do already provide so much missing middle housing and we are in danger of losing REAL missing middle housing. Plus the beauty.

21:22:34 From Ingrid Holm to Everyone:

Reacted to "Really proud of my n..." with 👍

21:22:47 From Ingrid Holm to Everyone:

Reacted to "Trevor is absolutely..." with 👍

21:22:52 From Adele Haft to Everyone:

As "Carl Elefante, former president of the American Institute of Architects, said: 'The greenest building is the one that already exists'. A report by the US National Trust for Historic Preservation in 2016 found, through a series of case studies, that 'it takes between 10 and 80 years for a new building that is 30 per cent more efficient than an average-performing existing building to overcome, through efficient operations, the negative climate change impacts related to the construction process'." (<https://www.architectsjournal.co.uk/news/opinion/the-greenest-building-is-the-one-that-already-exists>)

21:23:05 From Gayle Nelson to Everyone:

50 Government was built circa 1912

21:23:05 From kathleen bligh to Everyone:

We also have many "character" houses. which aren't protected.

21:23:16 From Kevin Youck to Everyone:

Reacted to "Trevor is absolutely..." with 👍

21:23:17 From Elizabeth Stone to Everyone:

Mike is not interested in housing crisis. He is interested in profit from rentals that HE WILL OWN..

21:23:30 From Soressa Gardner to Everyone:

Mike - It really feels like you are pandering to what you think Council will buy. I am hoping that they are more intelligent than this and will see your proposal for what it is - something that needs to be rejected.

21:23:47 From Gayle Nelson to Everyone:

You didn't speak to me!!!!

21:23:53 From Deanne Loubardeas to Everyone:

And what sill happen to the people who live at 50 government now. Where are they going to go.

21:23:53 From Todd Glover to Everyone:

This property was not zoned in 1910.

21:23:56 From Michael Mullins to Everyone:

you did not speak to all the neighbours!

21:24:00 From Ingrid Holm to Everyone:
Reacted to "Mike - It really fee..." with 👍
21:24:06 From Ingrid Holm to Everyone:
Reacted to "Mike is not interest..." with 👍
21:24:29 From Graham Hawkins to Everyone:
BS Mike Jones.
21:24:37 From Becky Vander Steen to Everyone:
Replying to "you did not speak to..."

Certainly didn't speak to us!

21:24:39 From Soressa Gardner to Everyone:
Thank you Trevor for clearly stating a much more reasonable approach to increasing density, and for asking much needed questions.

21:24:39 From Claire Smith to Everyone:
Again, consultation requires engagement. Most of your neighbours have not heard from you.

21:24:40 From Brad & Christine to Everyone:
Kirk - thank you for your expressive communication - it's how we're feeling too

21:24:44 From Patrick Smith to Everyone:
Mike Jones: ? How did the Battery heritage area inform the design of this project?
That is a complete mystery when I look at the Development Proposal.

21:24:52 From Kirk Buhne to Everyone:
Reacted to "Kirk - thank you for..." with 👍

21:24:58 From Bob Vander Steen to Everyone:
58 Government St - the developer has not spoken to us

21:25:06 From kathleen bligh to Everyone:
Thanks Tim!

21:25:10 From Billy Page to Everyone:
I am sorry I am done this developer is so disrespectful

21:25:19 From Graham Hawkins to Everyone:
Thanks Tim!

21:25:23 From Soressa Gardner to Everyone:
Reacted to "But does James Bay n..." with 👍

21:25:25 From John Wright to Everyone:
Reacted to "Mike Jones: ? H..." with 👍

21:25:28 From Dean Rysstad to Everyone:
Mike is making proclamations that he cannot verify and is immediately refuted.
Credibility of the developers is being destroyed!

21:25:28 From Veronica Strong-Boag to Everyone:
Reacted to "Mike Jones: ? H..." with 👍

21:25:36 From Ingrid Holm to Everyone:
Reacted to "Kirk - thank you for..." with 🙄

21:25:38 From Pat Nichols to Everyone:
Is this meeting ending soon?

21:25:38 From Kirk Buhne to Everyone:
Reacted to "Mike is making procl..." with 👍

21:25:40 From Ingrid Holm to Everyone:
Reacted to "Kirk - thank you for..." with ❤️

21:25:54 From Ingrid Holm to Everyone:

Reacted to "Mike Jones: ? H..." with 👍
21:25:57 From John Wright to Everyone:
Replying to "Mike Jones: ? H..."

A good question. Battery has a special permit designation.
21:26:10 From Linda Carlson to Trevor Moat(Direct Message):
Thank you Trevor.

21:26:20 From Soressa Gardner to Everyone:
Reacted to "I am absolutely not ..." with 👍

21:26:21 From Linda Carlson to Trevor Moat(Direct Message):
Thank you Trevor

21:26:27 From Elizabeth Stone to Everyone:
Listen up Mike and Graham: Here's the bottom line. You will have about 100 people camping out in tents to boycott your project. I will see to it we will have even more. This project shall not go forward as is. Good luck with your redo.

21:26:28 From Soressa Gardner to Everyone:
Reacted to "4 storeys is also to..." with 👍

21:26:33 From Edyth Bradley to Everyone:
I do not support this proposal at all. I feel that the developer is very unsophisticated and combative, crass and seems to assume that the council at City Hall is in his back pocket. How radical will these developers become?

21:26:34 From Soressa Gardner to Everyone:
Reacted to "Really proud of my n..." with 👍

21:26:46 From Kirk Buhne to Everyone:
This group is so very respectful of this developer, but this developer is so very disconnected with this neighbourhood.

21:26:53 From Soressa Gardner to Everyone:
Reacted to "Trevor is absolutely..." with 👍

21:26:54 From Ingrid Holm to Everyone:
Reacted to "This group is so ver..." with 👍

21:26:57 From Dennis E Bolen to Everyone:
Reacted to "Listen up Mike and G..." with 👍

21:27:04 From Claire Smith to Everyone:
Reacted to "This group is so ver..." with 👍

21:27:08 From Amanda Gaunt to Everyone:
Reacted to "This group is so ver..." with 👍

21:27:11 From kathleen bligh to Everyone:
I'm up for a public protest!

21:27:11 From Soressa Gardner to Everyone:
Reacted to "As "Carl Elefante, f..." with 👍

21:27:21 From Soressa Gardner to Everyone:
Reacted to "We also have many "c..." with 👍

21:27:23 From Amanda Gaunt to Everyone:
Reacted to "I do not support thi..." with 👍

21:27:25 From Soressa Gardner to Everyone:
Reacted to "Mike is not interest..." with 👍

21:27:55 From Soressa Gardner to Everyone:
Reacted to "Kirk - thank you for..." with 👍

21:27:55 From Dennis E Bolen to Everyone:

Reacted to "Thank you Trevor for..." with 👍
21:28:08 From Dennis E Bolen to Everyone:

Reacted to "Mike - It really fee..." with 👍
21:28:09 From Soressa Gardner to Everyone:

Reacted to "I am sorry I am done..." with 👍
21:28:19 From Brad & Christine to Everyone:

Reacted to "This group is so ver..." with 👍
21:28:43 From Mary Koyl to Everyone:

Thanks Tim, Mike Jones is disrespectful and over the course of these two hours has been caught out on several lies - about the zoning and about contacting the neighbours, the latter of which he clearly has not done. I agree with you Kathy Bligh, we need a public protest on this and other developments in James Bay. Trying to get any rational points across to this developer seems to be a waste of time - he's just not listening.

21:28:52 From kathleen bligh to Everyone:

Then they begin to tax the air above your house as usable space. They will eventually tax us out. My family has owned this house since 1951. I probably won't be able to leave it to my son.

21:29:13 From Elizabeth Stone to Everyone:

Reacted to "I'm up for a public ..." with 👍
21:29:18 From Ingrid Holm to Everyone:

I think the JBNA should monetize this recording to other developers, as an example of how not to engage a community, and how not to design a development that is site-appropriate.

21:29:36 From Soressa Gardner to Everyone:

Reacted to "Mike is making procl..." with 👍
21:29:46 From Soressa Gardner to Everyone:

Reacted to "Mike Jones: ? H..." with 👍
21:29:49 From Deb Hull to Everyone:

Reacted to "Thanks Tim, Mike Woo..." with 👍
21:29:55 From Soressa Gardner to Everyone:

Reacted to "A good question. Ba..." with 👍
21:29:58 From Dean Rysstad to Everyone:

We will march in protest if anything is being proposed that is more than three storeys or requires rezoning to "comprehensive district" (CD) zoning! Not appropriate for the lot!

21:30:03 From Mary Koyl to Everyone:

Yes Kathy, this highest and best use tax is something I am concerned about too. I think over the next ten years or so it might come to fruition with developments like this.

21:30:04 From Ingrid Holm to Everyone:

Reacted to "Thanks Tim, Mike Woo..." with 👍
21:30:06 From Elizabeth Stone to Everyone:

John puts it well. T
21:30:07 From Soressa Gardner to Everyone:

Reacted to "I do not support thi..." with 👍
21:30:14 From Soressa Gardner to Everyone:

Reacted to "This group is so ver..." with 👍
21:30:19 From Elizabeth Stone to Everyone:

There are other interests at stake, other than the developers.

21:30:22 From Soressa Gardner to Everyone:

Reacted to "I'm up for a public ..." with 👍
21:30:33 From Kirk Buhne to Everyone:

Developers like Mike Jones should not be allowed to make such egregious proposals and waste our time. Think of how much the time of everyone here costs.

21:30:34 From Soressa Gardner to Everyone:

Reacted to "Thanks Tim, Mike Woo..." with 👍

21:30:51 From Ingrid Holm to Everyone:

Reacted to "Developers like Mike..." with 👍

21:30:55 From Dean Rysstad to Everyone:

Reacted to "Developers like Mike..." with 👍

21:30:59 From Veronica Strong-Boag to Everyone:

Reacted to "Developers like Mike..." with 👍

21:30:59 From sarah weaver to Everyone:

Reacted to "Developers like Mike..." with 👍

21:31:02 From Dean Rysstad to Everyone:

Removed a 👍 reaction from "Developers like Mike..."

21:31:02 From Soressa Gardner to Everyone:

Reacted to "I think the JBNA sho..." with 😊

21:31:09 From Soressa Gardner to Everyone:

Reacted to "We will march in pro..." with 👍

21:31:14 From Sonya Smoley to Everyone:

Reacted to "I'm up for a publ..." with 👍

21:31:16 From Amanda Gaunt to Everyone:

Reacted to "Developers like Mike..." with 👍

21:31:18 From Elizabeth Stone to Everyone:

Walk on Battery street. YOU will see the building in your face.

21:31:20 From Brad & Christine to Everyone:

Have you spoken and listened to the Heritage Planner?

21:31:25 From Soressa Gardner to Everyone:

Reacted to "Developers like Mike..." with 👍

21:31:34 From Todd Glover to Everyone:

I get that you folks don't see this property as missing middle, but it's a fabulous property for it

21:31:36 From Soressa Gardner to Everyone:

Reacted to "Walk on Battery stre..." with 👍

21:31:57 From Soressa Gardner to Everyone:

Replying to "Walk on Battery stre..."

We did that today. The potential image is horrific.

21:32:09 From John Wright to Everyone:

Reacted to "I get that you folks..." with 👍

21:32:31 From John Wright to Everyone:

This would be a great Missing Middle site.

21:32:44 From Kirk Buhne to Everyone:

Graem: There are guidelines for developing in heritage neighbourhoods and this is done all over the world. Your proposal does not work. Give up on defending it. I am an architect and I understand and would be happy to discuss with you.

21:32:55 From Edyth Bradley to Everyone:

I regret to see that this kind of radical and unacceptable proposal can be put forward. Such a waste of our planning department's time. We the tax payer have to pay for this kind of far-off-the-zoning bylaw and off-the-OCP vision. Unsuitable!

21:32:55 From Lisa Tyler to Everyone:

Reacted to "Graem: There are gui..." with 👍

21:33:00 From Brad & Christine to Everyone:

Reacted to "Graem: There are gui..." with 👍

21:33:04 From Amanda Gaunt to Everyone:

Reacted to "Graem: There are gui..." with 👍

21:33:22 From John Wright to Everyone:

Reacted to "Graem: There are gui..." with 👍

21:33:31 From Mary Koyl to Everyone:

The First Nations nod is totally insulting. So he has a First Nations artist on board, what about the Songhees Community? I imagine they would shudder at this, but of course they have not been consulted. To describe it as a response to colonization is offensive. I think the developer means reconciliation, but I also think he has no experience in dealing with First Nations and is just using this a selling feature, a very offensive and misplaced one.

21:33:35 From Elizabeth Stone to Everyone:

Reacted to "Graem: There are gui..." with 👍

21:33:36 From Veronica Strong-Boag to Everyone:

Reacted to "Graem: There are gui..." with 👍

21:33:38 From Veronica Strong-Boag to Everyone:

Removed a 👍 reaction from "Graem: There are gui..."

21:33:44 From Ingrid Holm to Everyone:

City of Victoria, please respect YOUR OWN designation of this neighbourhood as 'Traditional Residential'.

21:33:48 From Soressa Gardner to Everyone:

Reacted to "I regret to see that..." with 👍

21:34:01 From kathleen bligh to Everyone:

kbligh@telus.net if anyone wants to organize.

21:34:04 From Soressa Gardner to Everyone:

Reacted to "The First Nations no..." with 👍

21:34:05 From Kirk Buhne to Everyone:

Reacted to "City of Victoria, pl..." with 👍

21:34:10 From Kevin Youck to Everyone:

Reacted to "City of Victoria, pl..." with 👍

21:34:17 From Kirk Buhne to Everyone:

Reacted to "I regret to see that..." with 👍

21:34:34 From Amanda Gaunt to Everyone:

Reacted to "The First Nations no..." with 👍

21:34:45 From Veronica Strong-Boag to Everyone:

Reacted to "The First Nations no..." with 👍

21:34:50 From Amanda Gaunt to Everyone:

Reacted to "I regret to see that..." with 👍

21:35:12 From Pat Nichols to Everyone:

Thanks to everyone.

21:35:22 From kathleen bligh to Everyone:

Thanks neighbours!

21:35:23 From Soressa Gardner to Everyone:

Reacted to "City of Victoria, pl..." with 👍

21:35:33 From Elizabeth Stone to Everyone:

Thanks everyone!

21:35:34 From John Wright to Everyone:
Thanks All

21:35:34 From Dean Rysstad to Everyone:
Reacted to "Developers like Mike..." with 👍

21:35:34 From Adele Haft to Everyone:
Thanks to you all.

21:35:42 From Dean Rysstad to Everyone:
Removed a 👍 reaction from "Developers like Mike..."

21:35:45 From Elizabeth Stone to Everyone:
Reacted to "kbligh@telus.net if ..." with 👍

21:35:48 From Jan & Randy Wachtin to Everyone:
🙏

21:35:50 From Claire Smith to Everyone:
Thanks neighbours and everyone at JBNA

21:36:01 From Ingrid Holm to Everyone:
Thank you to everyone!

21:36:15 From Lisa Tyler to Everyone:
Does this automatically go forward as a proposal... ? It's just so completely unviable

21:36:18 From Todd Glover to Everyone:
Thanks everyone!

END OF MEETING

Dear Mayor and Council,

I am in support of building affordable and more importantly - subsidized housing for families. 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 - 2 and 3 bedrooms - with some green space. We do not need 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.

I have not been able to find any previous developments completed by this developer, Oeza Development. Is there a website you can send me where I can find this information?

Thank you.

Sincerely,
Amanda Gaunt



We are close neighbours to the proposed tower. We are opposed to the development 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 housing, 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 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.

Was the developer ready for the CALUC?: As noted in the CALUC letter sent by JBNA to Mayor and Council there were several discrepancies between the presentation and subsequent correspondence with the developer.

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.

Bob & Becky Vander Steen

Dear Mayor and Council Members:

I strongly oppose the proposed development at the above address. I am all for creating additional housing in our neighborhood, but this must be done sympathetically to the general neighbourhood and this proposal does not in any way achieve that.

The current structure on a single lot already houses 4 units and I could see a way that up to 6 may be able to be achieved, but certainly not 24. I have a number of specific concerns with this much density. These are:

1. Parking which is already an issue on all the adjacent streets.
2. Infrastructure--sewer capacity, electric capacity, etc.
3. The complete intrusion on the adjacent properties which will not only lose significant privacy, but also most of their light.
4. The claim that it will be "low cost rental" when, in fact it will be measured on a percentage of average neighbourhood income, not on low income percentage--and with no relationship with either BC Housing or the CRH authorities.
5. Use of first nations art, when there is no specific relationship with first nations.

I sincerely hope you will consider the thoughts of the many neighbourhood participants who are not in favour of the project as presented.

Jan Price
25 Government Street

April 23, 2023

Re: Opposition to proposed development at 50 Government St. (Folder CLC00401)

The purpose of this letter is to set out our family's strong opposition to the proposed development at 50 Government St and to request that it be rejected.

As homeowners in James Bay that have lived in close proximity to 50 Government St for nearly a decade, this is the first time we have opposed a development in our neighborhood. Simply put, this proposed development, and the developer's lack of engagement with community members, must be rejected. Below we set out some of our reasons for this view. We support the many comments captured by the James Bay Neighbourhood Association in the CALUC report to Mayor and Council

The developer's tokenistic lip service to reconciliation must be rejected

The developer inappropriately claims that the development proposal will advance the city's important work on reconciliation. Reconciliation is about more than a promise to add art. Indeed, it is very telling that the developer has provided no indication that it has worked directly with the Songhees and Esquimalt Nations. The city's work to advance reconciliation is important and the city should not allow this developer to exploit that good work when it demonstrates no direct or indirect benefits to local reconciliation initiatives.

The developer's lack of community engagement warrants rejection

Our family lives 60metres from the proposed development. Yet at no time has the developer spoken with our family, contrary to established practice. This approach to the community is highly disrespectful and inconsiderate and should not be condoned by city staff or council. We agree with the many neighbours who have spoken out against this proposal.

We question the developer's unsubstantiated suggestion that 50% of the neighbourhood support the proposal (1) when the developer has provided no information to support that; (2) when the developer has clearly not spoken to many in the neighbourhood and (3) given the extent of the testimony at the public hearing identifying harms and negative impacts of this proposed development.

We would be directly impacted by the proposal: this development proposal is harmful to the community and must be rejected on that basis

We agree with the many comments from the CALUC notes that identified concerns with the height of the proposal, lack of setback, loss of ground level green space, traffic and inconsistency with the nature of this particular neighbourhood. We share the view of so many of our neighbours that this development proposal does not fit with the neighbourhood and agree that it would directly and adversely impact our family and our property.

We selected our home on South Turner Street nearly a decade ago because this is an area of James Bay

that is designated as 'traditional residential' in contrast to other areas of James Bay. This development proposal is clearly not in keeping with that important element of this neighbourhood and is inconsistent with what makes this particular neighbourhood in James Bay unique.

Further, we value the family oriented nature of this area of James Bay. A high-rise that consists of studio and one-bedroom units will undermine the family oriented nature of this area: those small units and the staggering prices proposed for small, non-family-friendly units will not encouraging families to live and grow in this area of James Bay. Indeed, the rates proposed by the developer are considerably above what my parents, who rent nearby in James Bay, currently pay for a two bedroom unit.

The loss of trees and natural light that are part of this proposal will negatively impact the use of our property, particularly for use by our two young children. We are greatly concerned by the loss of privacy from such a high unit that will have the ability to look into our yard and our childrens' windows (as well as neighbour's house where young children also live). It is very likely that, should the proposal be approved with this height and this lack of set back, we would no longer see this area of James Bay as a healthy, safe place conducive to raising a family. Given these concerns, approval of this development proposal would be a decision by the city to push young families that have built their lives on South Turner Street to relocate their families away from this area.

In addition, we echo the CALUC comments about parking. As a heritage neighbourhood, there is limit off-street parking in this area of James Bay and on-street parking is already a challenge without this large proposal.

It is also important for the city to recognize that the heritage nature of this part of James Bay is important for the city's tourism economy. We see many carriages and tourists use this area for reaching downtown because of the prevalence of heritage homes. The proposed development will be very much at odds with that "first glimpse" of Victoria and stands to undermine the experience of those that provide strong economic support to our city.

Rejection would not negatively impact the city's important housing priorities

The developer has sought to weaponize the city's important work on housing to push a development that is harmful but likely profitable to the developer. It is important to note that rejection of this proposal would not undermine the city's important work and the city's decision on this proposal is NOT a referendum on affordable housing as suggested by the developer. Indeed, approximately 5 blocks away (in an area of James Bay that, by contrast to this area, already has a greater concentration of larger units), a major redevelopment is underway that will significantly expand the available affordable housing units in James Bay. Two blocks beyond that, a large redevelopment on Michigan Street will also create significant, additional housing than previously existed. Other areas of James Bay have been and are being densified and improved through redevelopment that is in keeping with the community. These important projects are adding to housing (including affordable housing) supply/density in James Bay, importantly in areas that are conducive to doing so.

In short, the city must consider this proposed development for what it is: an opportunistic play that is

inconsistent with and harmful to the community in this area of James Bay. This proposal is inappropriate and must be fully rejected.

Regards,

Mark Gustafson & Jaela Shockey

59 South Turner St

Dear Mayor and Council.

I am writing to you as a citizen deeply concerned about the proposal for development of the 50 Government Street property.

This proposal is totally inappropriate. The response of the neighbourhood to it, sent to you via the JBNA and the CALUC process, sets out in detail the problems associated with this proposal. I fully support the points made in that submission, so I will not repeat them here.

Please understand that the citizens of James Bay are cognizant of the need to respond to the housing crisis. As the most densely populated area of the City, James Bay has historically stepped up to this challenge. This said, I and my neighbours recognize that more is required. The vast majority of James Bay residents appear to support increased density. The key questions are - what will this density look like and will it respect the family orientation of James Bay?

The 50 Government Street proposal is shockingly disrespectful. I believe that if it proceeds it will be counter productive to the housing challenge we collectively face. It is projects such as this one that lead to NIMBYism. I urge you not to support it.

Lorne Brownsey
314 Huntington Place

Madison Heiser

From: Pat McGuire [REDACTED]
Sent: Tuesday, April 25, 2023 11:25 AM
To: Public Hearings
Subject: Fwd: 50 Government St Oeza development proposal

Begin forwarded message:

From: Pat McGuire [REDACTED] >
Subject: 50 Government St Oeza development proposal
Date: April 25, 2023 at 11:19:04 AM PDT
To: mayor@victoria.ca, ccoleman@victoria.ca, mdell@victoria.ca, mgardiner@victoria.ca,
shammond@victoria.ca, skim@victoria.ca, kloughton@victoria.ca, jcaradonna@victoria.ca
Cc: developmentservices@victoria.ca

Greetings Victoria Councillors:

I write about the proposed 50 Government Street redevelopment project by Oeza Developments.

Over 120 persons attended the recent JBNA CALUC zoom session, and all but a handful of those who spoke or wrote in the zoom chat are opposed to this building proposal.

My assumption is that you visit all proposed building sites - to verify the project details and perhaps envision the reality more fully. Then the comments of affected residents and others might be more understood and possibly, appreciated.

My concerns:

- . the proposed building is excessively overheight compared to the majority of adjacent and nearby residences. This results in severe consequences re both the privacy and shadowing of adjacent residences. Affected residents said this more than once at the James Bay CALUC.
- . the developer claims that the building will be of a high standard with respect to building materials, environmental efficiencies, and potential recycling of demolished product for re-use. I appreciate his emphasis on building with an environmental and sustainability lens. (Has Council considered passing a bylaw REQUIRING such practices before approving ANY building proposal? To me, this would have more effect than the CRD fines at Hartland dump.)
- . the inclusion of First Nations' artwork is glaring, unsuitable, and a blatant grab for cultural approval. It would be more appropriate and visually impactful on a downtown building. The developer states "... our proposed building will become a recognizable landmark." So James Bay needs a landmark? I didn't know that, and I've lived in James Bay for 48 years.
- . most surrounding residences of this proposed project reflect a heritage element: heritage-designated, in a heritage 'zone', or built in the 1800s. All these existing buildings visually complement each other and highlight James Bay's reputation for heritage buildings, appreciated by both James Bay residents as well as visitors.
- . the proposed building appears without any notable architectural merit; and it is visually jarring next to its surroundings

. the developer attempts to justify some connection to Missing Middle zoning, proposing excess FSR to the current OCP and suggests a 'Housing Opportunity' designation because the site isn't within the Urban Core specifications.

. Missing Middle zoning requires adherence to specifics of design and building materials, siting, greenspace, privacy, shadowing, vehicle placement and resident benefits re modes of transportation. The project addresses sustainable building materials, however, it fails to meet MM standards for shadowing, privacy, greenspace.

. the developer's letter states the building will include 2 fully accessible units. Later on, the letter references 'some' accessible units. (Why don't we demand all future units be built for accessibility and for future easy changeovers?)

. key to MM zoning is the provision of units that are substantially below market in value for sale or rent, 'affordable'.

What is 'affordable'? Is it 30% of household income? Is it for households with less than \$80K income? The word is so blithely used it almost means nothing.

. our greatest housing need is for existing Victoria residents with the above income level or less. I am not sure Victoria will realize the 'trickle down theory' of new builds that enable people to 'move up' the housing ladder, thereby freeing up less costly places for rent or purchase. Rent levels are so high now that I cannot envision much of the desired change we need. Further, how can we ensure 3 bedroom units will actually be rented/purchased by families ONLY, not by singles, boomers, non-residents nor investors? Can the City enforce such a requirement with a building permit?

. I would welcome a much more suitable building proposal on this site to complement the surrounding environment (not necessarily heritage design) and appropriate use of the lot size. I'm sure you all want to foster neighbourliness, good design, forward-thinking building materials and processes, and quality workmanship of buildings that will last and be an asset to its location.

So these are my comments about the proposed 50 Government Street development (and more). Thank you for giving them consideration along with input you have received from James Bay residents and other Victorians.

Regards,
Pat McGuire
71 Dock Street

Subject: 50 Government Street

I am a concerned James Bay resident over this proposed development. I support the missing middle concept and the need to increase housing but find this project way over the top and having watched the proposal as part of the process wish to register my vote as not supportive. I will not voice my reasons as they are numerous and council is well aware of the concerns by residents. Thank you for your consideration. Wilfred Sunderland

Dear Mayor and Council and City staff,

Re: AGAINST application to develop 50 Government Street

The online development-tracker says initial comment period closed - such that comments should now be sent to mayorandcouncil@victoria.ca

- As such, this is to convey that I am NOT in favour of the application to develop.
- The 50 Government Street application - clearly, doesn't respect the James Bay community.
- The developer knows this - he is just taking a run at it - because, as he said on his CBC radio interview - he wants to live in James Bay.

Re: application process that allows wildly-offside applications

I'm surprised that that City's application process is structured to allow applications that are wildly-offside.

Since moving here 10 years ago - I'm shocked at how many hours James Bay resident have to devote to protect their community against the constant barrage of clearly inappropriate development applications.

Obviously, many hours of City counsel and staff time are also taken up with such applications.

How is this efficient, fair, sensible?

Re: please stop attacking James Bay for profit

James Bay:

- - was at ideal density 10 years ago - with a huge proportion of low-income rentals
- - was a walkable, bikeable, coherent community 10 years ago
- - was filled with trees and gardens and heritage 10 years ago
- - our old community plan - very thoughtfully - had this in mind

However - when money calls - the hoards are at the door - trying to beat it down - and the City and the Province "appear" to be right there helping with the battering ram.

I understand that the City makes a lot of money from development - and perhaps that's why they "appear" to "team up" with developers to attack the James Bay community - including open disparagement of the James Bay community's efforts to protect their neighbourhood.

With a view to getting their own way - Council and staff "appear" to devise and promote every possible divisive, misleading, spin-doctoring, self-serving "communications" angle under the sun.

Frankly, this lacks civility, has an adverse impact on people's well-being - and is not democratic.

Please consider laying down your weapons - and switching sides. Perhaps the City could consider helping the James Bay community - for example, by considering a moratorium on all development applications unless they come from a resident property owner - and perhaps respect for the old community plan.

Thank you for reading

I know there are good people on Council and within the ranks of City staff who want to help the existing James Bay community - and I thank them for their hard work. I know that the constant barrage takes its toll on these good people too.

Sincerely and regards,
Resident and taxpayer for ten years
Peri Smith
616 Avalon Road

From: Sharon-Witt Kent-Jantzie [REDACTED]
Sent: Wednesday, May 3, 2023 4:55 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 50 Government St

I recently read the article in James Bay Beacon about the proposed project for 50 Government Street and agree with the masses that are concerned about the many zoning rules this project would break. I walked by there today and it was obvious that a project of that size would overwhelm the site and the neighborhood. I am a recent resident to James Bay and live in a high rise condo across from Beacon Hill Park so I am not against increased density buildings but they don't belong smack in the middle of an historical Street where there are no other buildings like it. I certainly hope you put a stop to such development.

A concerned resident,
Sharon

From: Zita Teng <

Sent: Tuesday, May 30, 2023 7:59 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: RE: 50 Government St Application for OCP amendment, Rezoning, and Development Permit

Hello,

I would like to voice my deep concern with the development proposal for 50 Government street.

The proposal is not the right fit for the surrounding area. A six floor building is a total obstructive plan for the close surrounding area. These buildings should be built in existing higher density areas where there are tear down properties available. Not here please! The height should be limited to match the surrounding area, increase in traffic to this area impacts all, and also impacts backyard privacy for existing properties on government and south Turner. It will depreciate the value and livability of these existing homes as no one wants to buy a place that people look right down on.

Please do not approve.

Zita

Mayor and Councillors,

I recently walked from the James Bay Inn to Dallas Road on a scenic detour to my home in Fairfield. This was intended to take in the beautiful neighbourhood that is a keystone of this beautiful city. I was shocked and astonished to read the sign on the property at 50 Government Street, which said there is a proposal to construct a multi-unit building "up to six storeys" tall. This building currently has four units on two stories.

I had seen no buildings so far above two storeys. I did see four-storey apartment building further down the street, which absolutely dominates the southern end of Government Street. The proposed six story building (in this city, if you propose anything "up to" six storeys, then six storeys (and possibly more) is what will be built.

The picture shown on your web site confirmed what the impact of approving this proposal will do to this city. It is absolutely out of all proportion to the neighbourhood, and it is an insult to residents. I am appalled and angry that City Council is even considering the destruction of the oldest area of this city, which has so much character that it is a key factor in attracting people from around the world, making Victoria a significant tourist centre.

If you approve this monstrosity, then many more such buildings will follow. Tourist visits will fall, the cruise ships will stay away, and City residents such as myself will no longer be proud of where we live. I support increased densification. I do not support wanton destruction. I also do not support the fact that property developers appear to be determining the direction of future building.

I expect City Council to support a sensible and balanced approach to future development.

Graham Whitehead
1689 Earle Street
Victoria, BC, V8S 1N4

Mr. Bateman, I have reviewed the plans for the proposed rezone at 50 Government St and would like to make this comments in order for a revised approach to this property moving forward.

The size and site coverage of the building as presented will have very negative impacts on the properties immediately adjacent to the proposal.

The shading of sunlight, the potential for fire spreading due to the promixty of the building to adjacent older homes especially with the height of the pitched roof and 4th floor make this design unsuitable for the immediate properties and for the neighborhood overall.

I would suggest that a 3 story version with a flat or slightly slopping roof would be a much better fit, as long as the back yard set back is at least 25 ft. and side yard set backs are 5 ft. one side, 10 ft. the other side.

Is there going to be a requirement for the 7 meters of the front to be given up to the City of Victoria? I am of the understanding that the engineer deptment has an obligated to demand that for any rezone on Government St from Superior to Dallas Rd.

Could yo confirm that is the case in this rezoning application by an email back to me?

If the suggestions I set forward came to be I would support this application.

Sincerely Chuck Meagher 229 Government St Victoria BC

41 South Turner Street
Victoria, B.C. V8V 2J5
February 22, 2024

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor and Councillors,

Re: Proposed Development of 50 Government Street, Victoria, B.C.

I would like to comment on the second proposed development plan for 50 Government Street dated January 15, 2024. I am John Dewhirst, a joint owner with Carolyn Sadowska of 41-43 South Turner Street, a registered heritage house adjacent to the west side of 50 Government. My comments focus on impacts to 41-43 South Turner, but many also apply to other immediately adjacent properties and to the local neighbourhood of Government Street and South Turner Street.

The second proposed development plan, like the first, fails to mitigate severe impacts on all adjacent properties. The 50 Government lot (586 m²) is far too small to reasonably support the proposed development. The proposed disproportionate 5-storey building with its unprecedented ineffectual, minimal setbacks will rob the adjoining neighbours of reasonable privacy, sunlight and quiet enjoyment.

The proposed development compromises the City of Victoria's financial investment in its advertised brand of heritage architecture to promote tourism and local businesses. The registered heritage houses and period houses in the South Turner/Government Street neighbourhood advertise the City Brand and support tourism and related businesses. The proposed out-of-character, oversized 5-storey development will devalue the heritage setting of two immediately adjacent registered heritage houses (41-43 South Turner and 54 Government) and nearby heritage and period houses on Government Street. The devaluation of invested heritage settings—the City Brand—will set a double standard. Why should owners register and maintain heritage houses when the City will not protect their heritage settings?

Also, I want to address ignorant, untrue notions expressed in media regarding the proposed development of 50 Government Street.

Proposed Building Disproportionate, Oversized, and Out-of-Character

1. Lot too small for proposed building

The 50 Government Street lot covers only 586 m². This is significantly 334 m² less or 36% than the minimum lot size (920 m²) for multiple dwellings in R3-2 Zoning.

2. Five Storeys proposed (not 4 ½)

The proposed “Number of stories: 5 (4 story + loft)” is actually five storeys because the high gabled roofs that contain the two “lofts” and two open spaces completely cover the 4th storey footprint. Each “loft,” 34.31 m², is bigger than the bachelor apartment proposed for lower floors. Each “loft” includes an enclosed bedroom, an enclosed den, a bathroom, and a separate shower.

3. Disproportionate architecture of oversize building

Both the architecture, height and size of the proposed building are drastically out of character with the neighbourhood. The only concession to neighbourhood architecture is two out-of-proportion high gabled roofs. But the oversize building in relation to its too small lot puts the proposed high gabled roofs out of proportion to the gabled roofs in the neighbourhood. The proposal offers no other architectural features consistent with the neighbourhood.

Neighbours robbed of privacy, sunlight and quiet enjoyment

The proposed five-storey building, set back only 8 ft from 41-43 South Turner, will block morning sunlight throughout the year, depriving us of sunlight and enjoyment of our backyard. The increased shade cast by the five-storey building will plunge our garden, which has afternoon shade, into shade throughout the day. The constant shade from the five-storey building may well require new plantings for 41-43 South Turner.

The overlook of the five-storey building, set back only 8 ft, will rob 41-43 South Turner of privacy and quiet enjoyment. The proposed West Elevation features 9 windows. The largest windows, more than half of the total window area, are on the 4th and 5th storeys that will look down into our backyard and bedroom windows. At night the overlooking windows will produce light pollution. The overlooking 4th storey balcony, together with the large windows on the 4th and 5th storeys, will breach our privacy and quiet enjoyment.

No protection for mature bay laurel tree overhanging 50 Government

The development plan omits protections for the mature bay laurel on 41-43 South Turner that overhangs 50 Government. The bay laurel is situated 4 ft. (1.25 m) from the property line. Moreover, the development plans for 50 Government Street incorrectly locate the bay laurel and its canopy farther south and entirely within 41-43 South Turner. (We had to plant the bay laurel many years ago to block light pollution from bright porch lights on the second floor of the existing 2-storey building at 50 Government Street.)

Art Studio on 41-43 South Turner incorrectly identified

The proposal for 50 Government includes a BC Land Surveyors Site plan which incorrectly identifies a building on 41-43 South Turner as a “garage.” That building, located only 1.15 m (3.75 ft) from the property line, is a purposively designed art studio, built in 1994 under City of Victoria permit. The studio, used almost daily, relies on morning sunlight through a large skylight.

Art Studio deprived of sunlight

The proposed 5-storey building with a setback of only 8 ft. will directly overlook the studio. The 5-story building will block essential sunlight *every morning throughout the year*. This is evident in the shade impacts depicted in the proposal.

Ignored actual neighbourhood context of multi-storey, multiple-unit buildings

The proposal alludes incorrectly to multi-storey, multi-unit buildings in the neighbourhood as precedents to justify the proposed oversize five-storey building for 50 Government Street. The plan includes air photos and drawings that identify apartments of 3-5 storeys and multi-unit buildings over 6 storeys in the neighbourhood. But the proposal fails to note that, unlike the 50 Government Street development, none of the precedent examples are forced onto a small lot amid a streetscape of two-storey houses. All the precedent multi-unit high buildings are built on large lots, often on street corners. Consequently, the precedent high multi-unit buildings all provide large setbacks to ensure privacy, sunlight and quiet enjoyment.

As a nearby “precedent example” of a multi-storey building, the proposal projects “36 South Turner Behind” on the Existing and Proposed Street Elevations. However, that projection selectively removes 36 South Turner from the contexts of its actual streetscape. 36 South Turner has 7 storeys containing 13 residential units. On its streetscape, 36 South Turner is built on three original lots on a street corner, with very large setbacks that ensure privacy, sunlight and quiet enjoyment.

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For a proper balanced proposal, the plan must include a streetscape showing the proposed development in relation to South Turner Street. The plan portrays streetscapes showing the proposed building on Government Street and Battery Street. But no streetscape is presented for South Turner Street. Consequently, the impact of the proposed disproportionate building on the South Turner streetscape is ignored.

Devaluation of City's financial investment in real heritage—the City's Brand

The 50 Government proposal attacks the City of Victoria's long established financial investment in its advertised Brand of authentic heritage to promote tourism and local businesses. Two registered heritage houses in the City's program—41-43 South Turner and 54 Government—are immediately adjacent to 50 Government. The proposed out-of-character, over-sized five-storey development will devalue the heritage settings of both those adjacent registered heritage houses and several others nearby on Government Street and Battery Street. In this respect, the proposed development will undermine the City's tourism Brand its heritage programs, and local businesses. The devaluation of registered authentic heritage settings will make every owner question why they should register and even maintain their heritage houses in a compromised program.

False Stereotype of NIMBY Affluent Residents in Neighbourhood

The proposed development for 50 Government Street has generated ignorant, untrue comments in the media. I would like to respond to a false notion that the local neighbourhood around 50 Government consists of affluent retired property owners who are comfortably well-off, unfairly benefitting from high property values. Nothing is farther from the truth. The high property values provide nothing to support our living in the neighbourhood. We worked hard for many years to pay off mortgages, taxes, upkeep and repairs of our homes. Like everyone, we suffer from the high cost of living, inflation, taxes, insurance, and increasing costs to upkeep our homes. Many of us are on fixed incomes. Some of us rent suites and rooms in our homes. Many of us, myself included, should be retired, but still need to work.

The media suggests that we are all "NIMBYS." That also is not true. We welcome a development of 50 Government that does not rob us of privacy, sunlight and quiet enjoyment. Hopefully, the development will focus on The Missing Middle, with housing for families that are so necessary for continuing the quality of life in our neighbourhood.

Yours truly,

A solid black rectangular redaction box covering the signature area.

John Dewhirst

To: Mayor Alto and City Councilors
February 26, 2024
Re: Development in James Bay

We have lived in a rental building on Dallas Road in James Bay for more than 10 years. This is a fantastic, walkable area and we almost never use our car but, we are becoming increasingly disturbed by changes in the neighbourhood.

Our immediate concern is the proposed development at 50 Government. We have studied the online information and it is unsettling. Physically, at five stories, the two buildings are overpowering for the lot and way too close to the neighbours. There are studio and one, two and three-bedroom units, for the potential of 40 residents living on a lot that currently has four units in one building. And there is no parking for cars. Out of that quantity of units, a number of people are going to have cars, possibly electric. Who do they think is going to live in a three-bedroom unit? Not one person with a bike, surely.

Parking is already a huge concern in James Bay. Many large houses have multiple apartments with almost all tenants parking on the street. Parked cars overhang driveway approaches and street corners, making them unsafe.

Service people with vehicles need places to park. Daily, we see home repair and renovation vehicles, landscaping trucks, and Island Health home assistance people. Twice, in the last several months, we have had service people arrive almost half an hour late because they were looking for parking. One was a technician from Ruffell and Brown, the other a clock-repair person. Both were lugging heavy tools/equipment.

We are in full support of increasing housing density, but James Bay is already dense given its infrastructure. It is a tight, congested area, especially in the summer with all the added visitors and traffic. New housing developments must have adequate parking or the stresses on the neighbourhood will continue to get worse. And, as more people buy electric vehicles, they need to be able to charge them at home.

Some people use their cars infrequently, but need them for appointments, transporting items, outings with friends or farther from home or during inclement weather. This kind of vehicle usage is not going to “vanish”. Down the road, if demand for car-parking lessens, residential parking can be converted to storage of recreational items, rented to neighbours, or other uses.

The proposed development at 50 Government is way beyond current zoning regulations. Some added density is appropriate for the lot, but there needs to be adequate parking or it will diminish the quality of life in the neighbourhood. It needs to be an asset, not a liability.

Louise & Don Froggett
805 – 548 Dallas Road

43 South Turner Street
Victoria, B.C. V8T 2J5
February 27, 2024

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Alto and Councilors,

Re: Proposed Development of 50 Government Street

My name is Carolyn Sadowska, joint owner of 41-43 South Turner Street, a registered heritage home adjacent to the west side of 50 Government Street. My comments are in response to the second proposal by Oeza Developments, dated January 15, 2024. Most are specific to 41-43 South Turner, but many also apply to the other adjacent properties and to the local neighbourhood.

Five storeys proposed, not 4 ½ or 4

The proposed multi-unit building (4 storeys + *full height* loft) is actually 5 storeys, not 4 ½ or 4 storeys as asserted in the development plan. The “loft” and its open space completely cover the footprint of the 5th storey and therefore constitute a 5th storey.

Loss of sunlight, privacy and quiet enjoyment

The proposed 5-storey building is too big and too high for its small lot. The proposed negligible setbacks of only 8 ft from 41-43 South Turner and only 4 ft for the adjacent neighbours on Government Street cannot mitigate the loss of sunlight, privacy and quiet enjoyment.

The ineffectual, slight setback of only 8 ft. for the proposed building will position a 5-storey high wall a negligible distance from the property line of 41-43 South Turner. As apparent from the proposed shade projections, the excessively high development with its 8 ft setback will impose a deep shadow every morning over our garden. Our garden plantings were placed in 1997 by a landscape architect who specializes in heritage gardens, to benefit from the available sunlight. The loss of the morning sunlight may well require new plantings for our garden. The extensive morning shade certainly will impact daily on our quiet enjoyment.

The windows on the proposed West Elevation, particularly the large concentration on the 4th and 5th storeys, and the 4th storey balcony along the full side of the building, will directly overlook our backyard, garden, studio skylight, and bedroom windows. The overlooking 5-storeys will violate our privacy and quiet enjoyment.

We also rely on the morning sunlight coming into our large back windows for both light and warmth.

Compromised Art Studio

I am a painter of fine art who works almost every day in a purposely designed art studio built under City of Victoria Permit in 1994. The proposed development plan incorrectly identifies my art studio, located less than 4 ft from the property line, as a "garage." The location of the art studio was specifically chosen to access morning sun light through a skylight facing 50 Government. The Shadow Progression Site Plan shows that the proposed building will cast deep shadow over the studio skylight every morning throughout the year. The art studio will be compromised as the building shadow will block the skylight from essential morning sunlight.

No protection for overhanging bay laurel

The development plan specifies protection for the neighbours' trees that overhang 50 Government, but none is included for our large mature bay laurel that grows only 4 ft from the property line and overhangs the west side of 50 Government. Notably, the development plan incorrectly places the bay laurel and its canopy in an farther to the west and entirely within 41-43 South Turner.

Compromised heritage settings of Registered Heritage Houses

The proposed 5-storey building is massively out of proportion for its location in the middle of an historic streetscape of 1½ to 2 storey houses that includes two adjacent registered heritage houses, four other registered heritage houses on Government Street, and the adjacent Heritage Conservation area of adjoining Battery Street with several heritage houses and period houses.

The development plan evades comparison of the excessive 5-storey building in relation to the Registered Heritage House of 41-43 South Turner and nearby period houses on South Turner. The plan needs to include a streetscape of South Turner. The proposed out-of-proportion, out-of-character 5-storey building with no effectual setbacks will degrade the heritage setting of Registered Heritage House 41-43 South Turner, its neighbouring period houses, and the Registered Heritage House 54 Government.

Double Standard for Registered Heritage House owners

Were the 50 Government Street Proposal accepted, all Registered Heritage House owners will find themselves unjustly being held to a different set of standards than those for the owners of the proposed oversized development. Why would owners want to register and maintain their Heritage Houses if the City allows a double standard?

Devaluation of Properties

The proposed development for 50 Government will compromise the quality of life on the adjacent properties and neighbourhood. The glaring impacts of the proposed oversized, out of portion looming development will make people question why they would want to buy an adjacent property. Clearly, the proposed development will significantly lower the market value of 41-43 South Turner and the other adjacent properties.

Yours truly,



Carolyn Sadowska

Dear Mayor and Council,
Regarding the proposed development at 50 Government Street:

I am sure you are familiar with the proposal;
the request for variances on EVERY single detail of the zoning bylaws;

the request to drastically cut back the set back requirements and drastically enlarge the legal site coverage,

the tiny size of the units,

the fact that they want to tear down a unit with 4 missing middle apartments.

Zoning requirements came into existence over many years of study regarding what makes healthy communities. Some of these requirements go way back and are reflected in the British Common Law "the right to light". And cases in Canada have been won on this ancient concept and law.

Not one person is against affordable housing. Not one.

But please do not trade the zoning requirements that are proven to support healthy communities in the haste to create more housing, however ill conceived.

In summary, we have all abided by any zoning requirements and we ask you to hold others to those same requirements.

I am against this proposed development and I hope you are too.

Barbara Pedrick
47 South Turner St

Dear Mr. Bateman,

As neighbours directly adjacent to the proposed development for 50 Government Street, we have profound concerns about the developer's second plan dated January 15, 2024. We have submitted detailed comments to Mayor and Council and to a website, but we question if they reach your office as well.

Please find attached our detailed comments specific to the second plan dated January 15, 2024. We hope that they may be helpful for your assessment of the proposed plan.

Many thanks!

John Dewhirst and Carolyn Sadowska
41-43 South Turner Street
Victoria, B.C. V8V 2J5

41 South Turner Street
Victoria, B.C. V8V 2J5
February 22, 2024

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor and Councillors,

Re: Proposed Development of 50 Government Street, Victoria, B.C.

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Devaluation of City's financial investment in real heritage—the City's Brand

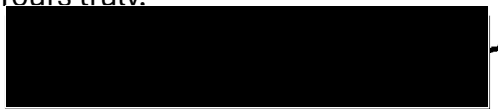
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Yours truly,

A large black rectangular redaction box covering the signature of John Dewhirst.

John Dewhirst

|

43 South Turner Street
Victoria, B.C. V8T 2J5
February 27, 2024

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Alto and Councilors,

Re: Proposed Development of 50 Government Street

My name is Carolyn Sadowska, joint owner of 41-43 South Turner Street, a registered heritage home adjacent to the west side of 50 Government Street. My comments are in response to the second proposal by Oeza Developments, dated January 15, 2024. Most are specific to 41-43 South Turner, but many also apply to the other adjacent properties and to the local neighbourhood.

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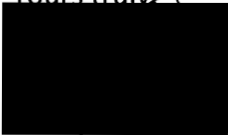
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Yours truly,



Carolyn Sadowska

Re 50 Government Street

February 29, 2024

Dear Mayor and Council:

We are all aware of the pressing need for housing. Those with homes are grateful to have them; most of us know individuals who require housing or are in a precarious position. However, I think it is important not to destroy the benefits of housing that is working successfully. There are very large numbers of new homes being constructed on Vancouver Island and, in my opinion, the few additional units that would be added by the proposal would create a disproportionate negative impact on the neighbours.

I attended the Zoom Caluc hearing on the 50 Government Street proposal on February 14, 2024. I found the degree of distress caused to neighbours of all ages who want to go about their lives and business in relative peace and harmony to be very disturbing.

I live at 60 San Jose Avenue, a block similar to Government Street in character, also lined with what appear to be single family homes. Also like Government Street, many aren't. On our block at least two of the homes are stratas, some are duplexes, some contain multiple, up to 3 and 4, separate dwelling units. Some are owned by investors who live elsewhere.

Many of the homes are wooden, and are still in excellent shape after 100 to 125 and more years. They are ecological and flexible. Unlike much new construction, occupants can often do their own maintenance and basic renovations. They house large and small families and groups of people who live together. Our own family was raised here, and have returned to stay with their own families; we have hosted international students needing retreats from the demands of college. We live on the north side of a multiple dwelling unit that has 2 full above ground floors and a 3rd floor with full dormers within a high roof. With a small lot we have been able to grow much of our own food, and for others, and can dry our washing outside. Any larger building would make this difficult.

These older neighbourhoods form a valuable eco-system which should be respected and honoured, where neighbours accommodate each other. Trees are pruned, or not, depending on the desire for privacy or sunlight. The need for peace and quiet is respected.

The following are excerpts from a BBC article ***Turkey's 300-year-old 'eco-mansions'*** dated 11 May 2023, Soumya Gayatri found at:

www.bbc.com/travel/article/20230510-turkeys-300-year-old-eco-mansions

Traditional Turkish houses are built with an approach that does not disrupt the environment or the neighbourhood," said Dr Gülsu Ulukavak Harputlugil, head of architecture at the Çankaya University in Ankara, Turkey. "This state of being respectful to the environs and the local community automatically brings out the eco- friendliness in the konaklar of Safranbolu," she added.

It was fascinating to see how the people of Safranbolu had incorporated good neighbourhood policies into building their houses. On one street, the rear facades of all Safranbolu konaklar were built into the hill slopes so that nobody's house could obstruct anyone else's sunlight, breeze or view...

Özen told me that it was an important part of their culture to respect the needs of others who inhabited the same locality. That's why they ended up constructing their houses in harmony with the entire neighbourhood and not just as standalone structures. "Building my own house like that made me a little less selfish and a little more human," Özen said.

Thank you.

Regards

Darrel Woods

Dear Mayor Alto

I wish to register my strong objection to Oeza Developments' current proposal to redevelop 50 Government Street. The James Bay Neighborhood Association recently completed a second committee meeting to discuss this developer's revised development proposal. It was more of the same disingenuous tripe we were fed the first time around.

The revised proposal continues to be well in excess of what is allowable under the Official Community Plan (OCP) and existing zoning requirements. It fails to come even close to meeting legislated building height, density, setbacks and parking requirements for a development on a lot of this size and in this location.

The developer continues to suggest the proposed building density (floor space ratio of 1.9) is consistent with the OCP. This is incorrect. 50 Government Street is not located in an area considered a strategic location within the OCP (outside the minimum required distance to an urban center or an arterial road) and therefore not eligible for an increase above the standard density for this zone (floor space ratio of 1.2).

I am very concerned about the buildings' height and limited setbacks. The proposal's two buildings will each be over 50 feet in height and will tower over neighboring properties' houses and backyards. I live in the one-story heritage house immediately north of 50 Government Street. The rear building will rise up 4 feet away from the 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 buildings size and design also create negative impacts. The large number of suites (16) and multiple windows in the buildings, coupled with the open staircases on the north and south and sides, will undoubtedly result in a considerable increase in the amount of noise and night time artificial light we and the neighbors will experience. The sheer size and style of these buildings will drastically reduce neighbors' privacy and quality of life.

The streetscape will also be compromised. The existing building admittedly is not overly attractive yet it is of a scale that fits with neighboring homes. No 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.

This continues to be a very disheartening process. I am supportive of increased density but feel it should be done in a transparent, consultative and fair manner that leads to increased affordable family oriented housing units consistent with the heritage nature of this part of James Bay. In the case of 50 Government Street, the developer's decision to continually come forward with a proposal greatly exceeding existing rules suggests they do not carry much weight. I am beginning to wonder what purpose the rules serve given the blatant disregard being paid to them. Moreover, ignoring them for the purpose of adding a bunch of expensive condos to the area, half of which will be tiny studios (320 square feet), seems absurd.

The developer's conduct has also been worrisome. They have displayed a complete disregard for meaningful consultation, and do not appear to have any substantive experience with a project such as this. The developer kicked off the process by claiming on public radio the property is zoned for a six-story building, which is untrue – the lot's size permits nothing more than a duplex. They have made absolutely no effort to discuss their plans with immediate neighbors, or solicit our thoughts or potential concerns. The main avenue available to provide feedback has been the CALUC meetings and comments to the development tracker. While the developer participated in the first CALUC meeting they refused to show their face. In the recent meeting, they failed to participate and had their architect respond to questions. Since that meeting the developer has taken to contacting people directly in response to comments made on the development tracker. This is unacceptable behavior and only serves to highlight the developer's lack of experience.

I sincerely hope you will not entertain Oeza Developments' proposal in its current form. While the developer to date has ignored community concerns it is still my hope they will reassess what they are doing and come forward with something more appropriate for the neighborhood.

Sincerely

Michael Mullins
54 Government Street

Alicia Ferguson

From: Development Services email inquiries
Subject: RE: 50 Douglas St. development

This 8 storey building is totally out of character with this residential neighbourhood.
Application should be designed.

Victor Turkington
611 Battery St

From: Development Services email inquiries
Subject: FW: Comments on the 50 Government St. Proposal

Dear Mayor Alto and Council:

I am writing to you today to express my opposition to the proposed development at 50 Government St. It appears that the developer has not made any significant changes since the February James Bay community land use meeting where dozens of people expressed their deep and valid concerns about this proposed development.

This proposed building is not in proportion to the other houses in this neighbourhood. It would tower over the adjacent houses and yards, blocking sunlight from yards and gardens. The layout of building with external staircases would mean less privacy for the neighbours and more noise.

As this development would be studio and one-bedroom units, it is not in keeping with the province's goals of creating family housing. At five stories in an already well-populated downtown area, it is the wrong fit for this neighbourhood.

If this proposal comes before council again, it needs to be sent back to the developer for significant changes and should not be approved as it stands.

Sincerely,
Kathryn Ogg

Alicia Ferguson

From: Development Services email inquiries
Subject: Please Oppose 2nd 50 Government St Redevelopment Proposal (REZ00861 and DPV00251)

Dear City Planners,

I urge you to oppose this second proposed redevelopment of 50 Government St in James Bay for the following reasons:

- (1) Despite modifications since the April 2023 CALUC meeting where the Applicant proposed a 6-storey building with 24 units, the property's lot size--586 square meters zoned for a single home or duplex--remains too small for his ambitions. At the 14 February 2024 CALUC meeting, *he proposed replacing the current two-storey fourplex with two attached 4 1/2-storey buildings containing 16 units* and covering the entire lot. (See <https://youtu.be/3c9svJ1R4A0>, starting at 37:50, for the neighbourhood's continued strong opposition to these proposals.)
- (2) The property is neither in James Bay Village nor on Dallas Road, yet special zoning and extraordinary variances are being requested for the buildings' height, massing, setbacks, site coverage, zoning, FAR, parking, and street frontage. (See p. 2/32 of the 15 Jan 2024 plans.)
- (3) At 4 1/2 storeys and 10 ft per floor, they will tower over neighbouring homes, depriving long-time residents of privacy, light, and the healthy enjoyment of their gardens, while offering nothing but noise, light pollution and other very real problems. Multi-unit buildings are best located on corner lots with large setbacks to minimize such impacts.
- (4) Aimed at buyers who want to downsize and live car-free, half of the 16 proposed units are studios of 350 sf, too small to attract long-term residents. Since there is no legal way to demand that buyers NOT own cars, new residents—with *only 2 parking spaces* provided on the entire lot--will park on the already narrow and over-crowded Battery St and Government St with its new bike lanes, creating a treacherous situation for cars, bikes, and horse carriages turning at this T-junction.
- (5) The property is located at the base of the Battery St Heritage Conservation Area AND beside two heritage homes on the 0-100 block of Government St, whose own HCA application is currently stalled. The City has an investment in this neighbourhood to attract tourism and money. Yet the proposed buildings, while capitalizing on this fact, don't fit the scale or character of the neighbourhood (paraphrasing City Staff recommendations: FOI request). Furthermore, a survey conducted by neighbours and based on city data reveals that 70% of properties in the area are already multi-unit.
- (6) The property itself already has four units and four sets of residents in accord with needed densification goals for single family lots.
- (7) Those residents will be evicted to build passive house-buildings. Yet the greenest building is one that is *renovated* rather than demolished and rebuilt. Moreover, the buildings' proposed ceiling heights of 10 ft (8 ft is standard) add construction, heating and ventilation costs, and thus belies the Applicant's claims that his proposal complies with the spirit of energy efficiency and passive building design.
- (8) As an alternative, a Missing Middle proposal of 6-8 units might be appropriate as a way to gently density this lot located in the *middle of a block* on the quiet southeast edge of James Bay. In other words, this proposal requires significant revision before it is approved.

Thank you, as always, for your time, consideration, and commitment to gentle densification.

Dr. Adele J Haft
202-660 Battery Street

Alicia Ferguson

From: Development Services email inquiries
Subject: 50 GovernmentSt. Redevelopment Proposal

I live on Battery St. and I oppose this Proposal.

Margaret Rice
660 Battery St.

Alicia Ferguson

From: Development Services email inquiries
To: Rob Bateman
Subject: RE: 50 Government St

I strongly object to the proposed development at 50 Government street.

It is totally unsuitable for the site. It will not provide the type of long term housing the city needs, and will impact the lives of nearby residents in nearby heritage homes.

Parking in the area is already at a premium, & the developer is only allowing for 2 parking spots. Government street is already crowded & now with the bike lane it will be dangerous for pedestrians, bikers & cars. Renovating the existing building makes more sense, environmentally & economically.

James Bay is a tourist attraction, don't kill the goose that laid the golden egg by allowing this development.

Please do not approve this development.

Shirley Roberts,
402- 660 Battery St

Sent from my iPa

Dear Mayor and Council Members,

I am writing to register my extreme anxiety about the proposal for 50 Government Street. The Developer's proposal continues to ignore the input from the surrounding community. It is still for two 5 level buildings with 16 units that will take up the entire lot, leaving almost no open site space. There are no transitions down to the smaller adjacent homes and there will be privacy and noise issues from the many windows and the external staircases. Please, this is simply too much!! A dramatically over-sized building on a small lot.

Please please approve only a building which i) fits with the form and character of the neighbourhood, ii) respects the rights of neighbours to sunlight and privacy, and iii) supports family housing.

Please do the right thing here,

Sincerely, Mary Koyl
122 Clarence Street, James Bay

Hello Mayor and Councillors:

I can't believe the developer at 50 Government is so determined to ignore the neighbourhood by not making any significant changes to his proposal.

We will not be worn down. 50 Government is too high, too dense and with the above ground parking too bright (parking lot lights) and too close to neighbouring structures.

It is at the apex of an important view corridor in its position looking up Battery Street with its heritage houses.

It is your responsibility to ensure that the proposal is designed to fit the form and character of the neighbourhood. It is not your responsibility to prop up the dream of an independent developer maximizing his profits so he can then do the same thing elsewhere in the city.

All those units with their sewage needs etc. are too much for the infrastructure for which we will have to eventually pay..

Who wants to walk by an above ground parking lot, in an advertised walkable community? No garden, no shrubs, no flowers. Eventually just the usual stuff that is stored in parking lot areas as well as the car.

Make 50 Government a feather in your cap, not a towering monument to lack of will.

Joan E. Athey
44 Lewis Street James Bay
A few blocks away

Sent from my iPad

Dear Mayor Alto and Council Members,

Below is a copy of an e-mail we sent you in April 2023 regarding the proposed development at 50 Government Street. We have followed developments around this proposal in the intervening period and remain strongly opposed to this over-sized and inappropriate design. Despite some tinkering around the edges, there is no substantive difference between the original proposal and the new re-design. While arguably slightly better looking than the original, the proposal remains ridiculously oversized for this lot and continues to pose significant privacy, shade and noise issues for neighbours.

We urge you to reject this proposal and, instead, to support responsible developments which enhance the character of the neighbourhood, respect the rights of neighbours to sunlight and privacy, and support the provision of affordable family housing in James Bay.

Thank you for your consideration.

Lynda Cronin & Peter Heap

614 Niagara Street

Victoria, BC V8V 1H9

Dear Mayor Alto and Council Members:

You have only to look at the picture of this proposed development to realize how much of an insult it is to the James Bay community. In fact, when this design was first dropped in our mailbox, we honestly thought it was a joke...that no one could seriously be proposing to inflict this brutal monstrosity on the lovely streetscape that is the first block of Government Street.

We were unable to attend the CALUC meeting on April 12 but watched the recorded session the following day. After listening to all the articulate and intelligent comments and concerns of our neighbours, we cannot understand why Council would waste a moment of its time even considering this proposal. It is so obviously out of scale with the neighbourhood, disrespectful of its immediate neighbours and, as a possible precedent-setting, potentially harmful to the future of James Bay and the City of Victoria as a whole.

Please stop this development-for-profit, spot-development madness now, and let's do some serious community-driven planning to make our city a better, more liveable place for everyone.

Yours truly,

**614 Niagara Street
Victoria, BC V8V 1H9**

Lynda Cronin & Peter Heap

dear Council

I live on Government Street, across from the proposed development at No:50.

The street is home to many heritage houses with lovely gardens and is on the tourist route. Many pedicabs and carriages ferry cruise passengers down here every day, the operators pointing out special old house features and attractive gardens.

The property in question, being only two stories, blends in. The developers' grandiose proposal will not only be an eyesore, overshadowing neighbouring properties, but will begin the destruction of a heritage neighbourhood.

It was purchased for the sole purpose of making a profit, not from any altruistic reason of providing affordable housing. You are being played by greedy profiteers, who see your genuine desire to see people housed as an opportunity.

James bay, currently is experiencing building on an unprecedented scale, please recognize its value to our tourists before it is lost.

Sincerely yours
Rosemary Verren-Delbridge
71 Government St.

Sent from my iPad

From: Development Services email inquiries
Subject: FW: Comments on the 50 Government St. Proposal

Mayor and Council

I am writing to express my objection to the current proposal for development at 50 Government Street.

The proposed building greatly exceeds height restrictions and does not include sufficient parking. It provides only market value units up to two bedrooms which falls far short of council's Missing Middle Initiative.

Placing twelve units on a < 600sq meter lot exceeds its R2/3 designation thereby contributing to densification of Victoria's most densely populated neighborhood.

I urge you to reject this proposal in its entirety.

Respectfully yours

Paul Wainwright
[REDACTED]

To Whom It May Concern:

We are the disappointed and concerned residents of James Bay on South Turner Street even this project does not directly affect us at this moment. The city staff clearly demonstrated that they don't care about citizens' concerns and rights and all they are trying to achieve is to meet current provincial government's housing target imposed on municipalities.

It is very evident that the City of Victoria during the last meeting have very bias opinions on siding with the 50 Government Street proposal of having almost 5 stories high apartments in the middle of the street. It can ridiculously affect the neighborhoods around it as well as the fabric and character of James Bay Area.

We have to respect the past in order to build the future and my family have decided that if this project is ever allowed to pass by city councilors, we will move away from this province and telling the rest of Canada not to move to B.C. by having media involvement about how this city is treating its own residents.

Best

Antonio Tsui, Thomas Hunt and Sau Tsui

FW: 50 Government Street

From Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Date Mon 2024-11-18 3:20 PM
To Councillors <Councillors@victoria.ca>
Cc Development Services email inquiries <DevelopmentServices@victoria.ca>

Good Afternoon Council,

Please see email below.

Thank you,

Nic Kokolski (they/them)

Correspondence Coordinator

Communications and Engagement

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

From: rosamund mclean
Sent: November 18, 2024 10:16 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 50 Government Street

Mayor Alto and Councillors:

What's wrong with this so-called NOT revised design of 50 Government Street? Everything!

The developer, Mike Jones, in one of the virtual meetings could not answer questions put to him from concerned citizens opposed to this project.

In another virtual meeting, Jones used his architect as his mouthpiece. What does that tell you?

Fifty Government Street is zoned for a single family dwelling or a duplex, not a five storey monstrosity with 16 miniscule units inside.

This is NOT "affordable housing" (no such term in my vocabulary) but a money-grab on the part of Mike Jones.

Council should not allow this "development" to go ahead at all. The current building fits in well with the surrounding houses and the environment.

There are many, many more reasons why this "development" should not go through, which will be covered, I'm sure, by my James Bay neighbours.

Concerned resident and proud citizen of James Bay,

Rosamund McLean
23 South Turner Street
Victoria

From: John Dewhirst

Sent: November 26, 2024 10:43 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: 50 GOVERNMENT STREET--COMMITTEE OF THE WHOLE

Dear Mayor and Councillors

We would like to comment on the 4th set of Oeza Development plans dated September 27, 2024, for the proposed development of 50 Government Street. We are Carolyn Sadowska and John Dewhirst, owners of 41-43 South Turner, directly adjacent to the west side of 50 Government Street.

We have commented extensively on all the previous Oeza proposals for 50 Government St. In response to the second proposal, we wrote to Mayor and Council on February 22 and 27, 2024, and to Senior Planner, Mr. Rob Bateman, on February 29, 2024. Despite abundant, critically thoughtful comments, the current (4th) proposed plans for 50 Government remain essentially unchanged from the previous two proposals. Thus, our written comments on the second revised plan still apply, not only to 41-43 South Turner, but also to the other properties adjoining 50 Government, and to the local neighbourhood. Neither Oeza Developments, nor its agents, have ever contacted its adjacent neighbours at 41-43 South Turner to mitigate the adverse effects of the proposed plans.

41-43 South Turner

Directly adjoining the west (rear) side of 50 Government, 41-43 South Turner is a registered heritage house. A registered heritage tree from the same period—an outstanding, large English yew—complements the house. The heritage house is significant for not only its early 20th century architecture, but also as the residence of Rev. C.M. Tate, Secretary of the Allied Tribes of British Columbia. Tate advanced Indigenous rights, truth and reconciliation long before they became the reality today.

At 41-43 South Turner, a purposively designed art studio, built in 1994 under City of Victoria permit, stands only 1.15 m (3.75 ft.) from the west property line of 50 Government Street. (The art studio is not a garage as indicated in the Oeza plans.) The art studio depends on morning light. The proposed 5-storey building, to be set back *only 2.74 m (9 ft.)* from the property line, will constantly block morning light to the studio throughout the year. It will impair the function of the art studio and the garden in the east half of 41-43 South Turner.

Also at 41-43 South Turner, a large mature bay laurel stands 1.25 m (4 ft.) from the property line and overhangs 50 Government Street. (The Oeza plans do not properly locate the bay laurel, nor provide for its protection.)

4th Set of Proposed Plans for 50 Government Street

The 4th set of proposed plans for 50 Government, despite abundant critically thoughtful comments from the neighbourhood, remains essentially unchanged from the previous two versions. Neither Oeza Developments nor its agents have ever contacted its adjacent neighbours at 41-43 South Turner to mitigate the adverse effects of the proposed plans.

The plans propose an oversize 5-storey building completely disproportionate with the neighbourhood physically, socially, economically, and culturally. The lot at 50 Government (586m²) is far too small to reasonably support the proposed development. Its proposed unprecedented, minimal setbacks are ineffectual, and rob the adjacent neighbours of their reasonable sunlight, privacy and quiet enjoyment.

Moreover, the proposed oversize and out-of-character development of 50 Government undercuts the City of Victoria's long-term financial investment in its advertised Brand of heritage architecture to promote tourism and local businesses. Unlike much of Victoria, the heritage character of the neighbourhood of 50 Government has survived and draws tourists. Two registered heritage houses, 41-43 South Turner and 54 Government, are immediately adjacent to 50 Government on its west and north sides, respectively. A number of registered heritage houses are situated in the first block of Government Street and nearby on Battery Street that runs directly to 50 Government.

Misrepresentations, Errors, and Omissions

- 1. 5 Storeys proposed, not 4½ or 4.** The proposed high gabled roof with its “loft” is actually a full 5th storey. The high gabled roof over the “loft” is built on the full width and length of the 4th storey footprint, and completely covers the whole 4th storey. Half of the 5th storey floor space will open to

the 4th storey below, providing a towering extra-storey ceiling above the 4th storey dining room and balcony. The other half of the full 5th storey will be developed as a residential “loft.” The floor space of each 5th storey residential “loft,” 36.63 m², is bigger than the bachelor apartment proposed for lower floors. Each “loft” will include an enclosed bedroom, an enclosed den, a bathroom, and a separate shower. Although this proposed well developed “loft”, bigger than the proposed bachelor apartment, may technically be termed a “loft,” it is integral to a fully developed 5th storey that completely covers the 4th storey.

- 2. Representation of the 5th storey at the height of a 4th storey.** The diagram on Page1 depicts the currently proposed 5-storey gabled roof building no higher than the 4-storeys shown in the diagram. In short, the depiction has removed a lower storey and made the gabled 5th storey the 4th storey in the diagrammatic comparison.
- 3. Out-of-context comparison with multi-storey multi-residential buildings in James Bay.** To justify neighbourhood precedents for the proposed 5-storey building, the proposal references multi-storey, multiple unit buildings, but omits the actual physical neighbourhood contexts of those buildings. Notably, unlike the proposed 50 Government Street, none of the referenced examples are forced onto a small lot amid a streetscape of two-storey houses. Instead, all the referenced precedent high, multi-storey, multi-unit buildings are built with large setbacks on large lots, often on street corners. Consequently, unlike the proposal for 50 Government, all the precedent multi-unit buildings referenced or depicted in the proposal actually have ample setbacks to ensure sunlight, privacy, and quiet enjoyment.

The nearby case in point is 36 South Turner, with 7 storeys and 13 residential units. The plans on Page 6 depict “36 South Turner Behind” on the “Existing and Proposed Street on Government Street.” However, 36 South Turner with its open streetscape is not even remotely comparable with the streetscape of 50 Government. Notably, 36 South Turner is built on three original lots *on a street corner*, with very large setbacks that ensure privacy, sunlight and quiet enjoyment for the neighbours.

- 4. No protection for mature bay laurel overhanging 50 Government.** The proposal omits protections for the mature bay laurel on 41-43 South Turner that overhangs the property line with 50 Government. The development plans incorrectly locate the bay laurel (10 m high) and its canopy farther west and entirely within 41-43 South Turner. However, the bay laurel is situated only 1.25 m (4 ft.) from the property line. Excavation of the proposed 50 Government St. building, setback only 2.74 m (9 ft.) from the property line, may damage the bay laurel roots which extend far laterally. The proposal calls for two Sourwood trees (*Oxydendrum arboreum*) to be planted 1.15 m from the property line, opposite the bay laurel. Sourwoods grow 20-30 ft. high. Their canopies and roots will conflict with the mature bay laurel.
- 5. Misidentification of art studio on 41-43 South Turner.** A site plan in the proposal (Page 2) incorrectly identifies the art studio near the property line with 50 Government as a “garage.”

Adverse Impacts to 41-43 South Turner

The ineffectual, slight setback of merely 2.74 m (9 ft.) for the proposed building will position a 5-storey wall 15.9 m (52 ft.) high across nearly the whole width of 50 Government. This will severely compromise our

quality of life at 41-43 South Turner:

1. **Loss of garden.** As evident from the proposed shade projections, the 5-storey wall will impose a deep shadow over our garden every morning throughout the year. This will impact our plantings and lessen enjoyment of our garden. Our plantings were placed in 1997 by a heritage landscape architect to benefit from the available sunlight. The loss of morning sunlight may well require new plantings for our garden.
2. **Impairment of the art studio.** The studio, which is used nearly every day, relies on morning light to function. The proposed 5-storey building, situated only 4 m (13 ft) east of the studio, will block out morning light year around.
3. **Loss of privacy and quiet enjoyment.** The proposed building with its large 4th storey balcony and windows overlook will essentially overhang our backyard and have an open view of the bedrooms in 41-43 South Turner, depriving us of privacy and quiet enjoyment.
4. **Light pollution.** The windows, particularly on the 4th and 5th storeys, and the lights on the exterior stairways will cause light pollution and invade our privacy and quiet enjoyment.
5. **Devaluation of standing registered heritage.** The proposed oversized, out of character building will devalue the heritage settings of the two adjacent registered heritage houses (41-43 South Turner and 54 Government) and other heritage houses in the first block of Government Street. The registered heritage houses and many period houses are integral to this local neighbourhood in James Bay. Their owners have passionately, and not without difficulty, dutifully maintained at largely their own expense, the standing real heritage that defines the neighbourhood for future generations. Notably, the heritage houses are real physical investments in the City's distinctive Brand that attracts visitors and supports tour companies and other local small businesses.

Increased Potential for Neighbourhood Fire

The recent enormous fire of a 6-storey multi-residential building on Quadra Street at Palmer Road (*Times Colonist*, November 21, 2024, pages A1, A3) brings to mind the proposal for 50 Government. The inferno of the Quadra Street building, framed to its 6-storey roof, generated spot fires and was difficult to put out. Fortunately, the 6-storey Quadra Street building was on a large corner lot. Its two streets served as setbacks and gave firefighters access from two sides.

In contrast, at 50 Government the proposed oversized 5-storey building with tiny, completely ineffectual setbacks will be squeezed into the streetscape of 1½ to 2-storey wooden frame houses. The proposed drastically large building, unreasonably close to its neighbours, has a potential for problematic large fires that can spread quickly into the neighbourhood.

Compromise of the City of Victoria's Brand, financial investment and heritage protection program

If the 50 Government Street proposal is approved, all Registered Heritage house owners will find themselves unjustly held to the invasive, conflicting standards of proposed development. Although many multi-storey, multi-residential buildings stand in James Bay, *none* impact adjacent registered heritage houses. The

proposed development imposes standards that undercut the standards of the Registered Heritage House program.

If the City allows a double standard, why would owners want to register their houses and legally commit to maintain them at a heritage standard? If the 50 Government Street proposed project goes ahead, every owner of a Registered Heritage House will question why they should register, even maintain, their heritage houses in a compromised program with a double standard.

False Stereotype of NIMBY Affluent Neighbours

Neighbourhood opposition to the proposed development of 50 Government has sparked thoughtless accusations and false notions about the neighbours. We have heard on the media that that the neighbours are affluent, retired property owners who unfairly benefit from the increasingly high property values. Nothing is farther from the truth. The high property values do nothing to support our living. We worked hard for many years to pay off mortgages, taxes, upkeep, and repairs. Like everyone, we suffer from the increasingly high costs of living, taxes, insurance, and upkeep. Many of us are on fixed incomes. Some neighbours rent suites and rooms in their homes. Many of us, ourselves included, should be retired, but still need to work.

The media also suggest thoughtlessly that the neighbours are all “NIMBYs.” That is not true. We welcome a development that will not rob us of sunlight, privacy, and quiet enjoyment. Hopefully, the development will focus on The Missing Middle, with housing for long-term families that are so essential for continuing the quality of life in our neighbourhood.

Yours truly,

John Dewhirst and Carolyn Sadowska
41-43 South Turner Street
Victoria, B.C. V8V 2J5

41 South Turner Street
Victoria, B.C. V8V 2J5
February 22, 2024

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor and Councillors,

Re: Proposed Development of 50 Government Street, Victoria, B.C.

I would like to comment on the second proposed development plan for 50 Government Street dated January 15, 2024. I am John Dewhirst, a joint owner with Carolyn Sadowska of 41-43 South Turner Street, a registered heritage house adjacent to the west side of 50 Government. My comments focus on impacts to 41-43 South Turner, but many also apply to other immediately adjacent properties and to the local neighbourhood of Government Street and South Turner Street.

The second proposed development plan, like the first, fails to mitigate severe impacts on all adjacent properties. The 50 Government lot (586 m²) is far too small to reasonably support the proposed development. The proposed disproportionate 5-storey building with its unprecedented ineffectual, minimal setbacks will rob the adjoining neighbours of reasonable privacy, sunlight and quiet enjoyment.

The proposed development compromises the City of Victoria's financial investment in its advertised brand of heritage architecture to promotes tourism and local businesses. The registered heritage houses and period houses in the South Turner/Government Street neighbourhood advertise the City Brand and support tourism and related businesses. The proposed out-of character, oversized 5-storey development will devalue the heritage setting of two immediately adjacent registered heritage houses (41-43 South Turner and 54 Government) and nearby heritage and period houses on Government Street. The devaluation of invested heritage settings—the City Brand—will set a double standard. Why should owners register and maintain heritage houses when the City will not protect their heritage settings?

Also, I want to address ignorant, untrue notions expressed in media regarding the proposed development of 50 Government Street.

Proposed Building Disproportionate, Oversized, and Out-of-Character

1. Lot too small for proposed building

The 50 Government Street lot covers only 586 m². This is significantly 334 m² less or 36% than the minimum lot size (920 m²) for multiple dwellings in R3-2 Zoning.

2. Five Storeys proposed (not 4 ½)

The proposed “Number of stories: 5 (4 story + loft)” is actually five storeys because the high gabled roofs that contain the two “lofts” and two open spaces completely cover the 4th storey footprint. Each “loft,” 34.31 m², is bigger than the bachelor apartment proposed for lower floors. Each “loft” includes an enclosed bedroom, an enclosed den, a bathroom, and a separate shower.

3. Disproportionate architecture of oversize building

Both the architecture, height and size of the proposed building are drastically out of character with the neighbourhood. The only concession to neighbourhood architecture is two out-of-proportion high gabled roofs. But the oversize building in relation to its too small lot puts the proposed high gabled roofs out of proportion to the gabled roofs in the neighbourhood. The proposal offers no other architectural features consistent with the neighbourhood.

Neighbours robbed of privacy, sunlight and quiet enjoyment

The proposed five-storey building, set back only 8 ft from 41-43 South Turner, will block morning sunlight throughout the year, depriving us of sunlight and enjoyment of our backyard. The increased shade cast by the five-storey building will plunge our garden, which has afternoon shade, into shade throughout the day. The constant shade from the five-storey building may well require new plantings for 41-43 South Turner.

The overlook of the five-storey building, set back only 8 ft, will rob 41-43 South Turner of privacy and quiet enjoyment. The proposed West Elevation features 9 windows. The largest windows, more than half of the total window area, are on the 4th and 5th storeys that will look down into our backyard and bedroom windows. At night the overlooking windows will produce light pollution. The overlooking 4th storey balcony, together with the large windows on the 4th and 5th storeys, will breach our privacy and quiet enjoyment.

No protection for mature bay laurel tree overhanging 50 Government

The development plan omits protections for the mature bay laurel on 41-43 South Turner that overhangs 50 Government. The bay laurel is situated 4 ft. (1.25 m) from the property line. Moreover, the development plans for 50 Government Street incorrectly locate the bay laurel and its canopy farther south and entirely within 41-43 South Turner. (We had to plant the bay laurel many years ago to block light pollution from bright porch lights on the second floor of the existing 2-storey building at 50 Government Street.)

Art Studio on 41-43 South Turner incorrectly identified

The proposal for 50 Government includes a BC Land Surveyors Site plan which incorrectly identifies a building on 41-43 South Turner as a “garage.” That building, located only 1.15 m (3.75 ft) from the property line, is a purposively designed art studio, built in 1994 under City of Victoria permit. The studio, used almost daily, relies on morning sunlight through a large skylight.

Art Studio deprived of sunlight

The proposed 5-storey building with a setback of only 8 ft. will directly overlook the studio. The 5-story building will block essential sunlight *every morning throughout the year*. This is evident in the shade impacts depicted in the proposal.

Ignored actual neighbourhood context of multi-storey, multiple-unit buildings

The proposal alludes incorrectly to multi-storey, multi-unit buildings in the neighbourhood as precedents to justify the proposed oversize five-storey building for 50 Government Street. The plan includes air photos and drawings that identify apartments of 3-5 storeys and multi-unit buildings over 6 storeys in the neighbourhood. But the proposal fails to note that, unlike the 50 Government Street development, none of the precedent examples are forced onto a small lot amid a streetscape of two-storey houses. All the precedent multi-unit high buildings are built on large lots, often on street corners. Consequently, the precedent high multi-unit buildings all provide large setbacks to ensure privacy, sunlight and quiet enjoyment.

As a nearby “precedent example” of a multi-storey building, the proposal projects “36 South Turner Behind” on the Existing and Proposed Street Elevations. However, that projection selectively removes 36 South Turner from the contexts of its actual streetscape. 36 South Turner has 7 storeys containing 13 residential units. On its streetscape, 36 South Turner is built on three original lots on a street corner, with very large setbacks that ensure privacy, sunlight and quiet enjoyment.

Ignored South Turner Streetscape

For a proper balanced proposal, the plan must include a streetscape showing the proposed development in relation to South Turner Street. The plan portrays streetscapes showing the proposed building on Government Street and Battery Street. But no streetscape is presented for South Turner Street. Consequently, the impact of the proposed disproportionate building on the South Turner streetscape is ignored.

Devaluation of City's financial investment in real heritage—the City's Brand

The 50 Government proposal attacks the City of Victoria's long established financial investment in its advertised Brand of authentic heritage to promote tourism and local businesses. Two registered heritage houses in the City's program—41-43 South Turner and 54 Government—are immediately adjacent to 50 Government. The proposed out-of-character, over-sized five-storey development will devalue the heritage settings of both those adjacent registered heritage houses and several others nearby on Government Street and Battery Street. In this respect, the proposed development will undermine the City's tourism Brand its heritage programs, and local businesses. The devaluation of registered authentic heritage settings will make every owner question why they should register and even maintain their heritage houses in a compromised program.

False Stereotype of NIMBY Affluent Residents in Neighbourhood

The proposed development for 50 Government Street has generated ignorant, untrue comments in the media. I would like to respond to a false notion that the local neighbourhood around 50 Government consists of affluent retired property owners who are comfortably well-off, unfairly benefitting from high property values. Nothing is farther from the truth. The high property values provide nothing to support our living in the neighbourhood. We worked hard for many years to pay off mortgages, taxes, upkeep and repairs of our homes. Like everyone, we suffer from the high cost of living, inflation, taxes, insurance, and increasing costs to upkeep our homes. Many of us are on fixed incomes. Some of us rent suites and rooms in our homes. Many of us, myself included, should be retired, but still need to work.

The media suggests that we are all "NIMBYS." That also is not true. We welcome a development of 50 Government that does not rob us of privacy, sunlight and quiet enjoyment. Hopefully, the development will focus on The Missing Middle, with housing for families that are so necessary for continuing the quality of life in our neighbourhood.

Yours truly,



John Dewhirst

43 South Turner Street
Victoria, B.C. V8T 2J5
February 27, 2024

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Alto and Councilors,

Re: Proposed Development of 50 Government Street

My name is Carolyn Sadowska, joint owner of 41-43 South Turner Street, a registered heritage home adjacent to the west side of 50 Government Street. My comments are in response to the second proposal by Oeza Developments, dated January 15, 2024. Most are specific to 41-43 South Turner, but many also apply to the other adjacent properties and to the local neighbourhood.

Five storeys proposed, not 4 ½ or 4

The proposed multi-unit building (4 storeys + *full height* loft) is actually 5 storeys, not 4 ½ or 4 storeys as asserted in the development plan. The “loft” and its open space completely cover the footprint of the 5th storey and therefore constitute a 5th storey.

Loss of sunlight, privacy and quiet enjoyment

The proposed 5-storey building is too big and too high for its small lot. The proposed negligible setbacks of only 8 ft from 41-43 South Turner and only 4 ft for the adjacent neighbours on Government Street cannot mitigate the loss of sunlight, privacy and quiet enjoyment.

The ineffectual, slight setback of only 8 ft. for the proposed building will position a 5-storey high wall a negligible distance from the property line of 41-43 South Turner. As apparent from the proposed shade projections, the excessively high development with its 8 ft setback will impose a deep shadow every morning over our garden. Our garden plantings were placed in 1997 by a landscape architect who specializes in heritage gardens, to benefit from the available sunlight. The loss of the morning sunlight may well require new plantings for our garden. The extensive morning shade certainly will impact daily on our quiet enjoyment.

The windows on the proposed West Elevation, particularly the large concentration on the 4th and 5th storeys, and the 4th storey balcony along the full side of the building, will directly overlook our backyard, garden, studio skylight, and bedroom windows. The overlooking 5-storeys will violate our privacy and quiet enjoyment.

We also rely on the morning sunlight coming into our large back windows for both light and warmth.

Compromised Art Studio

I am a painter of fine art who works almost every day in a purposely designed art studio built under City of Victoria Permit in 1994. The proposed development plan incorrectly identifies my art studio, located less than 4 ft from the property line, as a "garage." The location of the art studio was specifically chosen to access morning sun light through a skylight facing 50 Government. The Shadow Progression Site Plan shows that the proposed building will cast deep shadow over the studio skylight every morning throughout the year. The art studio will be compromised as the building shadow will block the skylight from essential morning sunlight.

No protection for overhanging bay laurel

The development plan specifies protection for the neighbours' trees that overhang 50 Government, but none is included for our large mature bay laurel that grows only 4 ft from the property line and overhangs the west side of 50 Government. Notably, the development plan incorrectly places the bay laurel and its canopy in an farther to the west and entirely within 41-43 South Turner.

Compromised heritage settings of Registered Heritage Houses

The proposed 5-storey building is massively out of proportion for its location in the middle of an historic streetscape of 1½ to 2 storey houses that includes two adjacent registered heritage houses, four other registered heritage houses on Government Street, and the adjacent Heritage Conservation area of adjoining Battery Street with several heritage houses and period houses.

The development plan evades comparison of the excessive 5-storey building in relation to the Registered Heritage House of 41-43 South Turner and nearby period houses on South Turner. The plan needs to include a streetscape of South Turner. The proposed out-of-proportion, out-of-character 5-storey building with no effectual setbacks will degrade the heritage setting of Registered Heritage House 41-43 South Turner, its neighbouring period houses, and the Registered Heritage House 54 Government.

Double Standard for Registered Heritage House owners

Were the 50 Government Street Proposal accepted, all Registered Heritage House owners will find themselves unjustly being held to a different set of standards than those for the owners of the proposed oversized development. Why would owners want to register and maintain their Heritage Houses if the City allows a double standard?

Devaluation of Properties

The proposed development for 50 Government will compromise the quality of life on the adjacent properties and neighbourhood. The glaring impacts of the proposed oversized, out of portion looming development will make people question why they would want to buy an adjacent property. Clearly, the proposed development will significantly lower the market value of 41-43 South Turner and the other adjacent properties.

Yours truly,



Carolyn Sadowska

41 South Turner Street
Victoria, B.C. V8V 2J5
February 22, 2024

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor and Councillors,

Re: Proposed Development of 50 Government Street, Victoria, B.C.

I would like to comment on the second proposed development plan for 50 Government Street dated January 15, 2024. I am John Dewhirst, a joint owner with Carolyn Sadowska of 41-43 South Turner Street, a registered heritage house adjacent to the west side of 50 Government. My comments focus on impacts to 41-43 South Turner, but many also apply to other immediately adjacent properties and to the local neighbourhood of Government Street and South Turner Street.

The second proposed development plan, like the first, fails to mitigate severe impacts on all adjacent properties. The 50 Government lot (586 m²) is far too small to reasonably support the proposed development. The proposed disproportionate 5-storey building with its unprecedented ineffectual, minimal setbacks will rob the adjoining neighbours of reasonable privacy, sunlight and quiet enjoyment.

The proposed development compromises the City of Victoria's financial investment in its advertised brand of heritage architecture to promotes tourism and local businesses. The registered heritage houses and period houses in the South Turner/Government Street neighbourhood advertise the City Brand and support tourism and related businesses. The proposed out-of character, oversized 5-storey development will devalue the heritage setting of two immediately adjacent registered heritage houses (41-43 South Turner and 54 Government) and nearby heritage and period houses on Government Street. The devaluation of invested heritage settings—the City Brand—will set a double standard. Why should owners register and maintain heritage houses when the City will not protect their heritage settings?

Also, I want to address ignorant, untrue notions expressed in media regarding the proposed development of 50 Government Street.

Proposed Building Disproportionate, Oversized, and Out-of-Character

1. Lot too small for proposed building

The 50 Government Street lot covers only 586 m². This is significantly 334 m² less or 36% than the minimum lot size (920 m²) for multiple dwellings in R3-2 Zoning.

2. Five Storeys proposed (not 4 ½)

The proposed “Number of stories: 5 (4 story + loft)” is actually five storeys because the high gabled roofs that contain the two “lofts” and two open spaces completely cover the 4th storey footprint. Each “loft,” 34.31 m², is bigger than the bachelor apartment proposed for lower floors. Each “loft” includes an enclosed bedroom, an enclosed den, a bathroom, and a separate shower.

3. Disproportionate architecture of oversize building

Both the architecture, height and size of the proposed building are drastically out of character with the neighbourhood. The only concession to neighbourhood architecture is two out-of-proportion high gabled roofs. But the oversize building in relation to its too small lot puts the proposed high gabled roofs out of proportion to the gabled roofs in the neighbourhood. The proposal offers no other architectural features consistent with the neighbourhood.

Neighbours robbed of privacy, sunlight and quiet enjoyment

The proposed five-storey building, set back only 8 ft from 41-43 South Turner, will block morning sunlight throughout the year, depriving us of sunlight and enjoyment of our backyard. The increased shade cast by the five-storey building will plunge our garden, which has afternoon shade, into shade throughout the day. The constant shade from the five-storey building may well require new plantings for 41-43 South Turner.

The overlook of the five-storey building, set back only 8 ft, will rob 41-43 South Turner of privacy and quiet enjoyment. The proposed West Elevation features 9 windows. The largest windows, more than half of the total window area, are on the 4th and 5th storeys that will look down into our backyard and bedroom windows. At night the overlooking windows will produce light pollution. The overlooking 4th storey balcony, together with the large windows on the 4th and 5th storeys, will breach our privacy and quiet enjoyment.

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The development plan omits protections for the mature bay laurel on 41-43 South Turner that overhangs 50 Government. The bay laurel is situated 4 ft. (1.25 m) from the property line. Moreover, the development plans for 50 Government Street incorrectly locate the bay laurel and its canopy farther south and entirely within 41-43 South Turner. (We had to plant the bay laurel many years ago to block light pollution from bright porch lights on the second floor of the existing 2-storey building at 50 Government Street.)

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Devaluation of City's financial investment in real heritage—the City's Brand

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False Stereotype of NIMBY Affluent Residents in Neighbourhood

The proposed development for 50 Government Street has generated ignorant, untrue comments in the media. I would like to respond to a false notion that the local neighbourhood around 50 Government consists of affluent retired property owners who are comfortably well-off, unfairly benefitting from high property values. Nothing is farther from the truth. The high property values provide nothing to support our living in the neighbourhood. We worked hard for many years to pay off mortgages, taxes, upkeep and repairs of our homes. Like everyone, we suffer from the high cost of living, inflation, taxes, insurance, and increasing costs to upkeep our homes. Many of us are on fixed incomes. Some of us rent suites and rooms in our homes. Many of us, myself included, should be retired, but still need to work.

The media suggests that we are all "NIMBYS." That also is not true. We welcome a development of 50 Government that does not rob us of privacy, sunlight and quiet enjoyment. Hopefully, the development will focus on The Missing Middle, with housing for families that are so necessary for continuing the quality of life in our neighbourhood.

Yours truly,

A black rectangular redaction box covering the signature of John Dewhirst.

John Dewhirst

[REDACTED]

From: Adele Haft [REDACTED]
Sent: September 18, 2024 10:59 AM
To: Public Hearings
Subject: Please Oppose 2nd 50 Government St Redevelopment Proposal (REZ00861 and DPV00251)

Dear Mayor and Council,

I urge you to oppose this second proposed redevelopment of 50 Government St in James Bay for the following reasons:

(1) Despite modifications since the April 2023 CALUC meeting where the Applicant proposed a 6-storey building with 24 units, the property's lot size--586 square meters zoned for a single home or duplex--remains too small for his ambitions. At the 14 February 2024 CALUC meeting, *he proposed replacing the current two-storey fourplex with two attached 4 1/2-storey buildings containing 16 units* and covering the entire lot. (See <https://youtu.be/3c9svJ1R4A0>, starting at 37:50, for the neighbourhood's continued strong opposition to these proposals.)

(2) The property is neither in James Bay Village nor on Dallas Road, yet special zoning and extraordinary variances are being requested for the buildings' height, massing, setbacks, site coverage, zoning, FAR, parking, and street frontage. (See p. 2/32 of the 15 Jan 2024 plans.)

(3) At 4 1/2 storeys and 10 ft per floor, they will tower over neighbouring homes, depriving long-time residents of privacy, light, and the healthy enjoyment of their gardens, while offering nothing but noise, light pollution and other very real problems. Multi-unit buildings are best located on corner lots with large setbacks to minimize such impacts.

(4) Aimed at buyers who want to downsize and live car-free, half of the 16 proposed units are studios of 350 sf, too small to attract long-term residents. Since there is no legal way to demand that buyers NOT own cars, new residents—with *only 2 parking spaces* provided on the entire lot--will park on the already narrow and over-crowded Battery St and Government St with its new bike lanes, creating a treacherous situation for cars, bikes, and horse carriages turning at this T-junction.

(5) The property is located at the base of the Battery St Heritage Conservation Area AND beside two heritage homes on the 0-100 block of Government St, whose own HCA application is currently stalled. The City has an investment in this neighbourhood to attract tourism and money. Yet the proposed buildings, while capitalizing on this fact, don't fit the scale or character of the neighbourhood (paraphrasing City Staff recommendations: FOI request). Furthermore, a survey conducted by neighbours and based on city data reveals that 70% of properties in the area are already multi-unit.

(6) The property itself already has four units and four sets of residents in accord with needed densification goals for single family lots.


(7) Those residents will be evicted to build passive house-buildings. Yet the greenest building is one that is *renovated* rather than demolished and rebuilt. Moreover, the buildings' proposed ceiling heights of 10 ft (8 ft is standard) add construction, heating and ventilation costs, and thus belies the Applicant's claims that his proposal complies with the spirit of energy efficiency and passive building design.

(8) As an alternative, a Missing Middle proposal of 6-8 units might be appropriate as a way to gently density this lot located in the *middle of a block* on the quiet southeast edge of James Bay. In other words, this proposal requires significant revision before it is approved.

Thank you, as always, for your time, consideration, and commitment to gentle densification.

Dr. Adele J Haft
202-660 Battery Street





From: Development Services email inquiries
Subject: FW: Comments on the 50 Government St. Proposal

Please respect the concerns voiced regarding the proposed development as it is too large for the lot, too tall for the neighbours and out of character for the neighbourhood. The developer has not responded to the concerns expressed by the community and basically evaded any attempts to change his initial plan. Thank you for your consideration of this project and it's impact on the community as a whole. Cy Sunderland , a concerned James Bay resident.

Sent from my iPad

From: Development Services email inquiries
Subject: FW: 50 Government Street Proposal

To: Mayor and Council,

September 23, 2024

Re: 50 Government Street

I am writing to you concerning the proposal for 50 Government Street in James Bay. It has been a lengthy process before council, and I know that the developer has made some changes to the original proposal.

What is now being proposed is still a concern for the community. It still does not fit in with the character and form of the neighbourhood. I understand that this property can accommodate multi-unit residences however, I urge Mayor and council to not move ahead with such a large building. It does not respect the rights and privacy of neighbours, is in the middle of the street not on a main road such as Dallas Road which is more suited to this size of structure. It also does not fit in with the heritage character of the street and especially the bordering heritage conservation zone. Please encourage multi-use residences that fit this style and more of an appropriate size. As the city grows, so does the importance of our tourism sector and the historical aspect of this neighbourhood is vital to this industry.

In summary, I urge you to please not consider this proposal. Thanks for your time.

Sincerely,

Frances Hurrell

James Bay resident

Grant Diamond

From: Derek Hawksley <[REDACTED]>
Sent: September 25, 2024 1:19 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Krista Loughton (Councillor); Susan Kim (Councillor); Dave Thompson (Councillor);
Subject: Public Hearings
50 Government Street proposal

Greetings Mayor and Council,

I have lived on Government Street for fifty years and have never seen a community issue which has been so universally opposed as the proposed four and a half story building on a single residential lot at 50 Government Street. These are residents living in the surrounding several blocks with whom I have personally spoken to though most of them seem to feel that it would be futile to try reaching to our council. They are however active voters.

There so many very valid reasons that this proposal should rejected. I will keep my comments to a few which haven't been widely discussed.

1. The designers have repeatedly stated that the building proposed is an open envelope design. This means that there could be as many as 20 tiny units and as few as 8 slightly bigger units depending on "Market demand". It seems that this would complicate planing neighbourhood density and parking. It also demonstrates a lack of commitment on the part of the developer.

2. This would be the only new building that I am aware of built in Jame Bay at grade since the 1970's and even those were 3 to 4 feet below grade. This does not speak lowering overall height, decreasing shadow on neighbours or providing some parking, be it for cars or bikes. It seems to speak to quick profit and a disregard to our community & neighbours.

3. Environmental planing: Though the existing lot only boasts a few square yards of grass, a parking lot and flat black roof the proposal might have done much better in providing a large cooling shade tree clear of utility lines that would support wildlife habitat and water retention.

4. Pandora's Planning Box: If the city allows buildings which are this tall and with very little setback to be built on single lots in older residential areas it will result in a development feeding frenzy that will drive land values and taxes even higher the they already are. In other words it will make housing even less affordable.

Finally, this a tourist corridor that sees many thousands of people every year be they taking Carriage tours, Kabuki tours and Rickshaw tours, on Heritage walking tours, or Bike riders and just families out for a walk to downtown. VICTORIA CAN DO BETTER THEN THIS.

Sincerely, Derek Hawksley
128 Government St.

September 27, 2024

Public Hearings
City of Victoria

Halli MacNab, Owner
40 Government St.
Victoria, BC
V8V 2K3

To Whom it May Concern,

I am writing to express my significant concerns about the proposed development at 50 Government Street, Victoria. This is further to my letters of April 8, 2023 and February 18, 2024 in which I expressed concerns about the proposed development (by the same developer, different development) at the same address.

As explained in my previous letters, I practiced Engineering and was in the construction industry for 15 years. 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.

- 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.
- 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.
- 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 – to name a few of the variances that would be required for the proposed development at this location.

- 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 which are 1 and 2 stories. The proposed buildings would be 4 ½ stories high, and 4 ½ feet away from the lot lines.
- 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.
- The exterior stairwells will cause privacy and exterior noise and light issues for neighbouring houses.
- 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.
- 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.

Best regards,

Halli MacNab
Owner, 40 Government Street

Grant Diamond

From: Jared Kelly <[REDACTED]>
Sent: November 21, 2024 2:14 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Krista Loughton (Councillor); Susan Kim (Councillor); Dave Thompson (Councillor);
Subject: Public Hearings
Comments on the 50 Government St. Proposal

Hello mayor and council,

I'm writing with respect to the ongoing concerns over the potential development at 50 Government Street. We have a young family (two boys ages 3 & 5) that live at 57 South Turner. We worked hard to buy this property and we love our house. We use our back yard and back deck often. The building being proposed here, despite being a few lots away, would tower so high above the neighbourhood that it would severely impact our privacy, with windows and external stair cases now looking directly into our yard and windows. In the winter, it will actually cast a shadow onto our back deck, reducing the already limited opportunities we have for sunlight in the winter.

We understand the need for gradual densification but this is simply out of line. If the City of Victoria cannot maintain the message that zoning bylaws are to be abided by, what is the point of having them? To be frank, we will be watching the outcome closely because this is a deal breaker for us. Living in the core has many benefits but also some drawbacks. This would tip the scales and likely have us sell and move our family to Saanich or somewhere with a bit more consistent respect for neighbourhoods.

I do trust you can make a neighbourhood centred decision on this one. Thank you for all of your ongoing efforts and dedication to the public service and to our community.

Regards,

Jared Kelly
57 South Turner Street