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**From:** Tamara Hodgson  
**Sent:** December 8, 2024 2:21 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  
Say NO to 50 Government

There is a housing crunch and we need more housing. But we can't just say yes to every single proposal from a developer. If there is any such thing as a bad proposal then this is it. No meaningful setbacks, bad for neighbours, bad fit in the neighbourhood, almost nothing for families.

Developers have a part to play but at the end of the day, they are in it for their profit, not for the good of the city. Council has to insist on GOOD proposals that IMPROVE neighbourhoods and make space for families.

This is a BAD design. It started out as a comically horrible design, and the developer thinks that because they've changed it from that original (probably insincere) plan to something that's merely bad, that it 'deserves' approval.

Developers seem to feel that there's no place for the city to put limits on what they do. They wave a flag called "HOUSING" and figure that entitles them to do whatever they want.

Say NO to this dismal proposal.

Sincerely,  
Tamara Hodgson  
Government St

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**From:** Bob & Becky Vander Steen  
**Sent:** December 9, 2024 10:00 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); Public Hearings  
**Cc:** Rob Bateman;  
**Subject:** 50 Government #1 - Totally out of character with the neighbourhood  
**Attachments:** 50G Proposed.png; 50 G Today.png

We oppose the 50 Government St. development

Rather than submit a lengthy document covering the many concerns we will split our comments on the 50 Government St. proposal into several bite sized emails. This is the first one.

The proposal's plans can be viewed [here](#), but the images below, taken from the submitted documents, illustrate just how completely out of character this development is with the surrounding neighborhood.



P184 of the [OCP](#) includes the following for James Bay:

- *21.18.5 Continue to support sensitive infill.*

Page 5 of the [James Bay Local Area Plan](#) includes the following:

- *5. Encourage a visual harmony of form and scale between the new buildings and adjacent residential buildings.*
- *9. New development should respect existing streetscape character.*

The proposal is contrary to these design objectives.

Bob & Becky Vander Steen

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**From:** Bob & Becky Vander Steen  
**Sent:** December 9, 2024 2:05 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); Public Hearings  
**Cc:** Rob Bateman;  
**Subject:** 50 Government St #2 - Historically R3-2 but far too small a lot today

We oppose the 50 Government St. development

Rather than submit a lengthy document covering the many concerns we will split our comments on the 50 Government St. proposal into several bite sized emails. This is the second one.

- 50 Government St., indicated on the VicMap image below and on the attachment, is zoned R3-2 and designated as Urban Residential.
- The light brown areas on the map below indicate the lots designated as Urban residential. 50 Government is the smallest Urban Residential lot in James Bay.
- Despite its appearance 50 Government is a Victorian era 4 Plex. It likely acquired the R3-2 zoning decades ago. It appears that all lots designated as R3-2 automatically were designated as Urban Residential when the OCP was prepared.
- Today an [R3-2 zone](#) (section 9) requires a lot size of 920m<sup>2</sup>; The 50 Government lot is only 586m<sup>2</sup>; slightly larger than some but smaller than many nearby lots.
- The OCP Urban Residential designation allows densities of 1.2:1. The proposal is for a density of 1.94:1. The OCP permits increased densities where several conditions can be met including *“where public benefit is provided consistent with the objectives of this plan and other City policies, **including local area plans**”*
- Page 5 of the [James Bay Local Area Plan](#) includes the following:
  - 5. Encourage a visual harmony of form and scale between the new buildings and adjacent residential buildings.
  - 9. New development should respect existing streetscape character.

P184 of the [OCP](#) includes the following for James Bay:

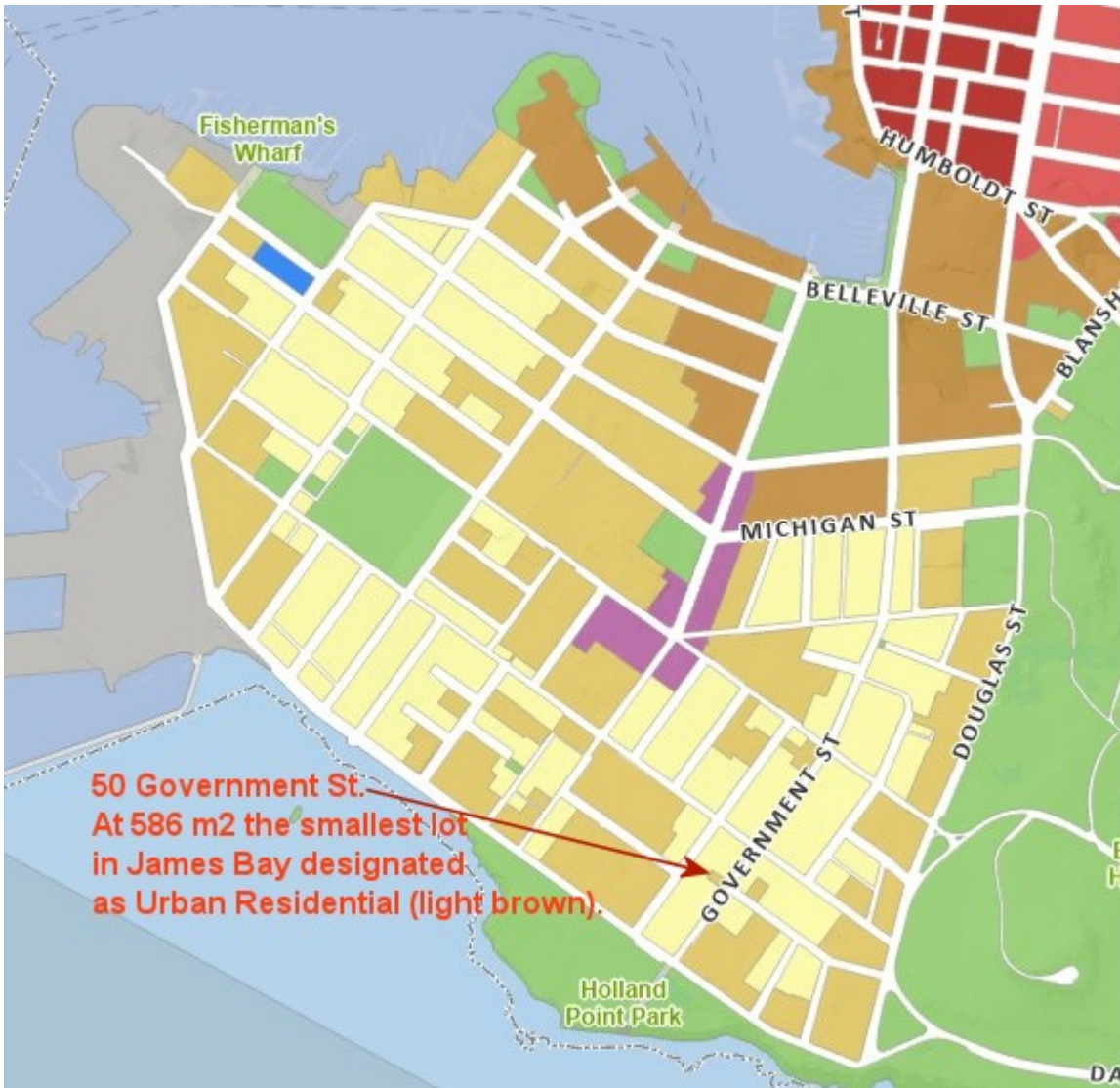
- *21.18.5 Continue to support sensitive infill.*

The 50 Government St. proposal is:

- For a lot designated as Urban Residential, a designation seemingly chosen for convenience rather than its true suitability
- For a building that is too large for the lot

- For a building that is not in accordance with the local area plan, hence does not qualify increased density

Bob & Becky Vander Steen



December 9, 2024

Mayor Marianne Alto  
City of Victoria

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

Dear Mayor Alto,

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, February 18, 2024 and September 27, 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 30m<sup>2</sup> or 324ft<sup>2</sup>. 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



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**From:** Glovers  
**Sent:** December 9, 2024 12:32 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 St. Proposal

Dear Mayor Alto and Council Members,

I am a direct neighbour of the proposed development at 50 Government St. and have serious concerns about the impact of this proposal.

Firstly, this proposed building is WAY too large for the lot size. A 4.5 storey building does not fit this street full of heritage houses and low rise buildings.

It would greatly stand out in our neighbourhood and would tower over us (neighbours), blocking light and direct sun, greatly impacting the plants in our gardens as well as the privacy and enjoyment of our gardens from closely overlooking suites with large windows.

Secondly, the proposed alterations to the setbacks are ridiculous!!

Setbacks serve a purpose and should not be tossed out in order to fit a large development on a small lot it is not designed for, with no buffers or green space to help it fit into the neighborhood. It will be a monstrosity.

Thirdly, the external staircases and walkways on either side of this over large building will severely affect us neighbours. Mike Jones put these outdoor acesses and walkways in so that it seems like the footprint of his very large building is smaller, but they should be taken very much into consideration as their impact will be extremely great!

There will be noise as people go up and down, the lights will be bright and shining in our (very close) windows; people will use the walkways as balconies which will look right over our gardens and in our windows, especially as they will be practically on the property line. It is soo unfair to subject us to that.

We also have a mature cherry tree and a large for tree, both close to the property line on that side. Having the setbacks changed will affect the health of both of these trees. If they die then we lose even more privacy!!

When we bought our house we knew there was an affordable rental fourplex next door, and its zoning would not allow anything much bigger. We would never, ever have anticipated that the city would throw out regulations and allow a huge, overpowering development to be built there.

We love our neighbourhood and want development that fits its character - this development does not do this.

I know that city staff do not think this development in this iteration should be built.



Please listen to their expertise and common sense - this is what they get paid for - and say NO!  
Mike Jones needs to go back to the drawing board!

Sincerely,  
Imogen Glover  
44 Government St.

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**From:** Pat Nichols  
**Sent:** December 9, 2024 5:02 PM  
**To:** Marianne Alto (Mayor); +jcaradonna@victoria.ca; +ccoleman@victoria.ca; Matt Dell (Councillor); Marg Gardiner (Councillor); +shammond@victoria.ca; +kloughton@victoria.ca; +skim@victoria.ca; +Dave.Thompson@victoria.ca; Public Hearings  
**Subject:** Comments on the 50 Government St. Proposal

Greetings.

I am a resident in James Bay, living about 3 blocks from the 50 Government Street location.

I am also a member of the James Bay Neighbourhood Association. Their hard work keeps me apprised of many of the issues which affect our lovely community.

My bottom line for the 50 Government Street Proposal? Totally against it.

I am not directly affected by the proposal for 50 Government Street. But I am appalled at the plans for this development which are not at all in alignment with what this neighbourhood is all about.

What I disagree with:

- o Its size, in that it almost completely fills the land footprint of the lot,
- o Its affect on the neighbours surrounding it, who are living in "regular" or Victorian style homes, whose lifestyles will be severely affected by the lack of privacy, the shadow effect, the outdoor lights, the parking issues, and more. You do not put a completely different building in a neighbourhood such as ours.
- o The so-called "additional housing" aspect should not have such an impact on the neighbourhood as a whole. You do not purposely plant a large weed in the middle of a rose garden.

The City promotes tourism, especially with respect to the cruise ship visitors.

Many of them tour our neighbourouhd all year long, either on foot, in horse drawn carriages, in pedi-cabs or other means of transport. I still see them touring in December!

Why? Because our charming neighbourhood has beautiful homes and gardens, some of them historical. If City Council approves this one box-like structure which sticks out like a sore thumb, the developers will see that "anything is possible" and you will not have a legal foot to stand on for future developments. Our neighbourhood will eventually be ruined. Developers' wishes are not always in the best interests of James Bay.

Thank you for considering my email. We would appreciate your support for our entire neighbourhood.

Pat Nichols  
James Bay