


Dear Mayor and Council,

Please see attached correspondence and request with regards to the above referenced project.

Link to Architectural Drawings referenced in the Letter can be found here...  [2210 Menzies sealed DP-220502.pdf](#)

All the best,

**Greg Gillespie, BSc, PMP, LEED Green Assoc.**

Vice President of Development

Mike Geric Construction Ltd.

4520 West Saanich Road Victoria, BC, V8Z 3G4

Dear Mayor and Council

I support the motion to waive the pre-application process for 131/135/139 Menzies Street which would result in 46 affordable housing units in the James Bay neighbourhood.

Although I do not have the benefit of drawings and plans for this proposal, I am casting trust to Council to ensure that the plans are appropriate for the location.

Regards

Linda Carlson

43 Lewis Street in James Bay

Dear Mayor and Council Members,

In June of 2020 you voted to "advance and support the rapid supply of affordable housing with government partners and nonprofit housing providers"

Please act now and support a Menzies Street project. Support CRD Non Market Housing.

Many thanks,

Lisa Donsky

Re: Waiving CALUC for the above

Mayor Phelps and Council Members,

I am an active, independent 80 year old resident in James Bay. I am on a fixed income, and live in an 'affordable studio suite' in multigenerational 'purpose built' nearly 40 year old rental building, currently for sale and within easy walking distance to James Bay Village.

I try to walk and take the bus as much as possible to avoid driving. I am very grateful that I came to live in this village before the rapid rise in housing and living costs around me and am grateful for current rent control which has given me the opportunity to continue my residency.

I pride myself in staying independent, active and well aware of community activities and have therefore become a member of the James Bay Community Association. I am grateful for my technology skills so I can stay involved with this process online.

Because of this organization I was very glad to be invited to attend an information Zoom meeting called by Stephen Andrew Tuesday June 7.

This meeting was the first I had heard of the above proposed development on Menzies and how it is related to another proposed James Bay 'tower' originally planned to include 'affordable housing'.

When I received notice of this meeting called by Stephen Andrew, I naively thought it was to discuss the proposed development on Menzies at Niagara, but learned this was another more recent proposed development within the same area in the James Bay retail Village.

At the Tuesday meeting I learned what a CALUC acronym stood for and its purpose to offer opportunity for community input from those who reside nearby and would be most affected by any change brought on by development.

As a senior I have seen and felt our democratic processes being 'eroded' by 'fast tracking' developers and community leaders who are feeling a strong need for affordable housing and may be taking advantage of the urgency.

Waiving of this important community process goes against what I strongly believe is necessary to maintain the 'rights' we have in a democracy to express ourselves without persecution with an established orderly process of local government.

To 'fast track' this important governing process for proposed development projects at the expense of the established residential community who are most directly affected, is very wrong.

I have learned that I am one of many in the area that had no knowledge that this project and how it relates to the 'tower project' on Montreal and Quebec is being proposed.

As it seems from our Tuesday Zoom meeting with Councilman Andrew and our Wednesday schedule meeting of the JBNA, many, not only myself have been surprised by this proposal and its relationship with the 'tower project', and its impact on the community, I feel it is most imperative that the CALUC process not be waived.

This then will offer more community awareness and opportunity for input which I feel is imperative in any democratic process no matter the urgency for affordable housing.

With the submission of this letter I am aware that I have 'missed the deadline' for any discussions or voting about the waiving of this important CALUC process.

I strongly believe as both Mayor and City Council as a whole, you have not 'fairly represented' the free will and expression of the people of our most wonderful city who are most directly affected.

While it may be already too late to make any changes, I want this letter to be on record for my disagreement about waiving this community right and privilege in the development proposal process in the future.

Thank you,

Sincerely,  
Carole Farley

## **RE: Menzies & Montreal/Quebec/Kingston Development Proposal and 131/135/139 Menzies Street Rezoning & Redevelopment Proposal**

A 23-year modest-income senior who has lived in two James Bay market rental multi-family residential buildings, I support the proposal for rezoning and redevelopment of 131/135/139 Menzies Street for much-needed affordable housing in our neighborhood.

James Bay was once considered the poorest neighborhood in the city. It has now become a premium location for expensive refurbished low-rise and high rise properties (various Starlight entities, The James at Harbour Towers, Concert properties – The Q Apartments and Reliance properties' Seaview Towers redevelopment plan). More significantly is the growth of luxury strata units and townhomes for high-income professionals and retirees (e.g. Shoal Point, The Reef, Tapestry, and Capital Park not to mention redevelopment of Menzies-Montreal-Quebec-Kingston) all of which are located in a one-square-kilometer-sized neighborhood called James Bay.

Home to the city's cruiseship and US ferry terminals, a heli-pad, coast guard station, and a number of hotels, James Bay has 12,771 residents (70 per cent of whom are tenants). This neighborhood comprises 7.1 per cent of the City of Victoria's population (2021 Census). In 2016, 46 per cent the neighborhood's population was over the age of 60. With soaring home prices and rents, many of our households are obliged to spend more than 50 per cent of their monthly income on rent. Since 2016, long-time tenants in our neighborhood have been facing large-scale displacement including renoviction and a serious threat of homelessness.

The City of Victoria's **Market Rental Revitalization (MaRRS) Study**<sup>1</sup> presentation to Committee of the Whole, May 10, 2018<sup>3</sup> pointed out that 679 [purpose-built] market rental buildings (comprising 16,733 units) of which 80 per cent were built in 1960s and 1970s are now in serious need of upgrade or possibly demolition. This represents more than half of the city's entire (affordable) rental housing stock.

The Community Social Planning Council of Greater Victoria published a recent report entitled, ***Under Pressure: The Rental Housing Experience of Seniors Living in James Bay, Victoria (July 2020)***<sup>2,3</sup>, which highlights the urgent need for more accessible, affordable, and appropriate



places as well as services for modest income seniors and those with disabilities to live in this neighborhood.

I understand that there is a proposal for the affordable housing amenity contribution for the Québec and Montreal housing project<sup>4</sup>, in which the developer is also proposing to build a purpose-built affordable housing building nearby at 131,135 and 139 Menzies Street. This building will be sold to the Capital Regional Housing Corporation (CRHC) and owned and operated by the CRHC in perpetuity.

Given the evidence presented, together with my personal lived experience as a modest income senior tenant in this neighborhood for more than two decades, I strongly recommend that the James Bay Neighborhood Association and the City of Victoria approve the rezoning application to accommodate the affordable housing proposal for 131/135/139 Menzies Street in James Bay.

Sincerely,

Victoria Adams  
#431-200 Dallas Road  
Victoria, BC  
V8V 1A4

#### References:

<sup>1</sup> City of Victoria Market Rental Revitalization Study presentation to Committee of the Whole, May 10, 2018 <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=12471>

<sup>2</sup> Community Social Planning Council of Greater Victoria Report: <https://communitycouncil.ca/wp-content/uploads/2020/09/Under-Pressure-James-Bay-Seniors-Report-Sept-15-for-publication.pdf>

<sup>2</sup> Community Social Planning Council of Greater Victoria Infographic Report Summary: <https://communitycouncil.ca/wp-content/uploads/2020/07/Seniors-Infographic-Final.pdf>

<sup>4</sup>Email June 3, 2022 from James Bay Council Liaison, Stephen Andrew, to Citizens of James Bay concerning the Menzies/Montreal/Kingston/Development proposal

<https://jbna.org/wp-content/uploads/2022/06/220603-SA-Zoom-Menzies-Montreal.pdf>

July 4, 2022

Dear Mayor and Victoria City Council,

RE: The proposed development for the property at 131/135/139 Menzies St

We wish to make it very clear that my wife Sheryl and I are adamantly opposed to the proposed rezoning of this property to accommodate a 5-story, 46 home multifamily residential building.

The proposed building is far too large in mass, scale and height and can only negatively affect the existing surrounding homes, commercial buildings and apartments.

The subject properties are currently zoned R-2 Two Family Dwelling and we would expect the zoning to accommodate suitable new structures, with possibly modest adjustments. We notice that the houses have been allowed to deteriorate significantly over the last few years. It would appear that the owners are anticipating a windfall gain in the value of the land as a result of this proposed huge increase in density.

Please respect the neighbourhood. Do not allow this scale of development on this property.

If Mayor and Council is short of useful projects, might we suggest that they arrange to fix the road surfaces.

Thank you for your attention.

Sincerely,

David and Sheryl Helm

522 Toronto Street

Good morning,

My neighbour, Mr. David Helm, made me aware of the above-mentioned proposal, I am in agreement with what he has mentioned in his letter to Victoria Mayor and City Council. I do not want to see this development move forward for the reasons as outlined in Mr. Helm's letter. I am located at 549 Toronto Street and I do not agree that this will be a beneficial development for the James Bay neighbourhood. Thank you.

*Keely*

Dear Mayor, Council and Mr. VanAlstine-

I received proposed development notice for 5-storey, 46-home affordable multifamily residential building at property 131/135/139 Menzies street. I thank you in advance for taking time to read my thoughts and questions regarding this proposal.

Menzies street is very busy with lots of traffic from vehicles, buses, bicycles and pedestrians. Adding a 46 unit building on Menzies street and across from Thriftys seems it would add to the traffic congestion on the street and at the busy intersection. Also, what are the timelines for building this project? What would be the construction hours during the day? The noise and traffic congestion on Menzies will increase from this project both while its being constructed and after from the residents with vehicles and their visitors.

I own a condo in the building at 225 Menzies street which is a 4-storey building. Adding a 5-storey building at 131/135/139 Menzies street will partially block mountain and ocean views from my unit and neighboring units, thus negatively impacting our property value. I ask to consider a max 4-storey building. From my understanding, initially a 5-storey building was proposed at 225 Menzies street and due to concerns from neighbors was agreed to be a max 4-storey building.

Part of James Bay charm is the green space and if lucky having views of the mountains and ocean. If this gets approved, then more developers will put in proposals for higher rise buildings in the area. As an owner in James Bay I would prefer to keep James Bay charm and not turn the neighborhood into the high rise concrete jungle that is downtown.

How many trees will be cut down to construct this building? I have read that 50 trees may need to be cut. James bay is known for its green space and that is why many choose to live here versus further downtown with all the high rise buildings and lack of trees. Many would like to preserve the green space in James bay. If this project is approved, is there a plan to replant the same number of trees (or more) that are cut down in the James bay neighborhood?

Best,

Ashley Kereszti

Concerned James Bay resident/owner

As a resident in James Bay I am writing to express my opposition to the proposal for 131/135/139 Menzies Street.

As this area is the home to a very large number of seniors, near a seniors centre, a daycare and a park utilized by the daycare children and staff and other children and only 3 blocks from the local elementary school I do not feel that attempting to integrate difficult to house individuals in this area is a wise decision.

I urge you and all of council to reconsider this proposal.

Barbara Miniaci

Soressa Gardner  
136 Medana Street  
Victoria, BC  
V8V 2H5

July 14, 2022

City of Victoria

Re: Proposed 131/135/139 Menzies & Montreal/Kingston/Quebec Co-Mingling

Dear Mayor & Council,

I am writing with deep concern about the co-mingling two development proposals: the Quebec/Montreal tower and the apartment block at 131/135/139 Menzies.

Regarding the 131-139 Menzies proposal, it is premature and inappropriate to erect a five storey CRHD housing complex with minimal set backs on this narrow 80 foot deep lot, given that the local area plan process has not yet been completed for James Bay. This block, so close to the Five Corners, is part of the small historic hub of James Bay. How the property is utilized will have lasting and irrevocable implications for the neighbourhood.

Arguments that the proposal is justified from an Urban Village standpoint are misleading. The proposed project focuses solely on the wishes of the developer to build a dedicated market-rent only tower elsewhere in James Bay and on the requirements of the CRHD while ignoring community planning needs. Are townhouses for family living perhaps more appropriate? Or mixed use with local business and services below and apartments above? Should the design not compliment the heritage style buildings that surround it?

The currently proposed five-story featureless building has no copacetic design features (outside perhaps of colour schemes) to complement the surrounded 1900's character buildings nor to honour those it will replace. It towers with exceptionally close proximity over the two-storey character houses directly behind it on Medana St. and to the south on Menzies St.

James Bay has one of the greatest concentrations of CRHC and other below market housing in all of Victoria, and the neighbourhood prides itself on its diversity and inclusiveness. As we continue to add more, we need to choose the locations with care and create site specific building plans, not cram an unsuitable building onto the wrong lot in order to satisfy the desires of a profit driven developer while ignoring the best interest of the community.

I strongly urge that advocate to have the co-mingling de-coupled so that each proposal can stand on its own merit.

Sincerely,

  
Soressa Gardner  


Hello Alec Johnston and City staff,

I am writing with regard to the proposal for a 5 storey CRD residence to be built on the sites of 131, 135 and 139 Menzies Street.

I understand the intense requirement for housing in Victoria, and in particular the need for affordable housing. Prior to the community meeting with Geric Construction, I would have been supporting this proposal. However, I cannot support the proposal in its current iteration and location for the following reasons:

- 2 of the 3 properties are included in the OCP as urban village. Urban village includes commercial activity on the ground floor as described, in part, in the OCP as “A compliment of community and commercial services and public amenities...”.
- CRD does not include commercial or community services or public amenities in its housing projects. This project is 100% residential.
- James Bay has not yet had the opportunity to develop a local area plan, as have other neighbourhoods. We have not had an opportunity to envision and define how we hope our local urban village will contribute to the community. It is entirely unfair to preempt that opportunity to James Bay residents.
- The site coverage of the proposal is overwhelming with extremely minimal setbacks which has an adverse outcome for the residential properties to the east and south. Overall it is too large and too tall for the location.
- The proposal is predominantly single units. Our neighbourhood needs housing for family units more than for single units.
- Finally, and importantly, the process of offering a housing carrot in exchange for an unrestricted development on Kingston Street is an appalling land use process. I am disappointed that the City would consider such a plan. Each project has to stand on its own merits.

The CRD housing proposal was best described by a resident as a much-needed housing project in search of a location. When CRD was asked if it considered purchasing these 3 properties, they admitted that they did not. These 3 properties are not suited to the proposal as presented. Please help CRD find a suitable location, in James Bay if possible.

Thank you,  
Linda Carlson  
43 Lewis Street

Patrick Smith  
116 Medana Street  
Victoria BC V8V 2H5

July 19, 2022

Mayor and Council  
City of Victoria  
1 Centennial Square

Re: Response to Rezoning and Development Permit Application  
Property Addresses: 131/135/139 Menzies Street

Dear Mayor and Council,

I am writing in response to the development plan submitted by Mike Geric Construction for the site of 131-139 Menzies Street.

I recognize and accept that most developments will have some perceived negative impacts upon neighbours and the neighbourhood and yet should be still be considered and approved if merited. That said, this particular proposal is egregious in its impact on the neighbourhood and does need to be given careful scrutiny before moving forward, and I will argue that it should not be approved in anything close to its present form.

I accept that the project promises to provide valuable space for a large number of people requiring sub-market housing, but that should not cause us to ignore the poor integration of this project into neighbourhood.

Greg Gillespie of Mike Geric Construction stated in his submission letter that this proposal is “supported by the City of Victoria’s Design Guidelines, Official Community Plan and the James Bay Local Area Plan.” However, this proposal is also contradicted in several aspects by those same guidelines.

## **SIZE AND SETBACKS**

Most egregiously, this proposed building literally towers over the adjacent residential neighbourhood. There is no "harmony of form and scale of the new building and the adjacent residential units." Rather, a mere ten feet from the back yard of the adjacent neighbours will rise a 55-foot-tall wall blocking out the sky and replacing it with the windows of two dozen suites peering over the fence ten feet away.

This project is simply far too large of a structure to shoehorn onto this particular proposed site. It does not reflect nor enhance the surrounding neighbourhood, rather it overshadows and diminishes the surrounding properties by a combination of its sheer size of five stories, 55 feet in height, COMBINED with minimal setbacks on all sides along with an absolute bare minimum of vegetation or common yard space to separate it from the neighbouring properties. Virtually all of the ground not covered by building is either driveway, sidewalk or private patio.

Casual observation of a map of the neighbourhood reveals that the city block between Menzies and Medana Streets is unusually shallow and below average in lot depth. This shallow lot size must inform the design of the project, and not merely be addressed by minimizing setbacks, thus infringing upon the neighbours. The building design needs to be reduced in size to reflect the small size of the proposed lot. Or a larger lot needs to be found for this project.



## **SELECTIVE USE OF 'LARGE URBAN VILLAGE'**

LARGE URBAN VILLAGE designation does allow for up to six stories, but that does not justify shoehorning a five-story building into a minimal lot size without regard for the neighbouring properties. I would suggest that as a proposed structure approaches 'up to six stories' it must be presented with some characteristics which minimize its impact upon neighbours. This proposed building with minimal setbacks on all sides does not begin to do that.

In addition, while using the characteristics of LARGE URBAN VILLAGE designation in the Official Community Plan to justify a height 'of up to six stories', the developer ignores the inconvenient, expected characteristics of the designation such as:

"Ground-oriented commercial and community services reinforce the sidewalk."

Such street level amenities could enhance the project's value to the neighbourhood with services and commercial opportunities, but the developer fails to provide these positive features expected in the LARGE URBAN VILLAGE designation.

## **FLOOR SPACE RATIO 2.11:1**

LARGE URBAN VILLAGE density suggests "Total floor space ratio generally up to 1.5:1." Allowing for the fact that: "Increased density up to a total of approximately 2.5:1 may be considered for the advancement of plan objectives", that consideration must be taken critically, reflecting upon the proposal's impact upon on the neighbourhood. While engaging in that consideration it is important to note that one third of the proposed development site is not even designated 'Large Urban Village' but is in fact 'Urban Residential' with a characteristic density of "Total floor space ratios generally of up to 1.2:1"

## **MISLEADING DIAGRAMS IN DEVELOPMENT PROPOSAL**

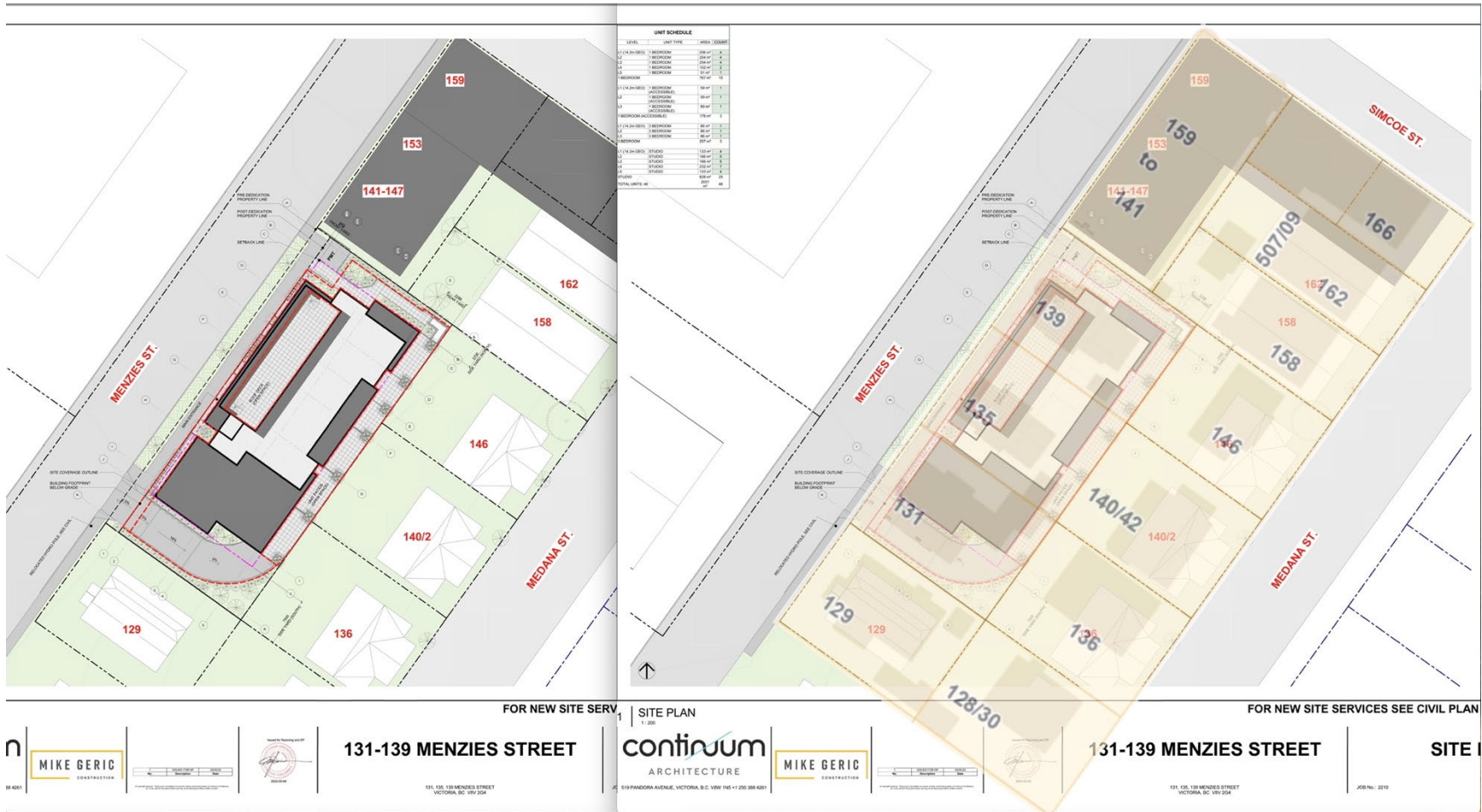
The diagrams of the site plan submitted by Mike Geric Construction to the City of Victoria are misleading with respect to the impact of the proposed structure on the neighbouring residential properties. In eight diagrams of the 21 page planning document presently available on the City of Victoria Development Tracker website, the homes on five of the adjacent residential properties are represented as being further away from, and less impacted by, the proposed five story structure. This is a significant detail while evaluating the negative impacts and must not be ignored as we consider the detriment to the neighbourhood of a 55-foot-tall structure with minimum setbacks.

The misrepresentation forwards the goals of the builder by diminishing the actual impact on the neighbouring properties and it is repeated eight times in the current Development Proposal document.

I recognize that the submitted development application diagrams are perhaps imprecise in regard to the presentation of the neighbouring homes, but as presented they subtly guide the reader of the proposal, whether consciously or sub-consciously, to feel that the impact on the neighbouring homes is less than it actually is.

Please take note of the following two examples in which I have made a best effort to accurately show the structure locations using VicMap imagery compared to the development application document presently available on the City of Victoria's Development Tracker.

Diagram Example #1:  
 Compare development application document on left with shaded overlay of actual placement of neighbouring homes on right.  
 Notably, 129 Menzies and 128 through 146 Medana.

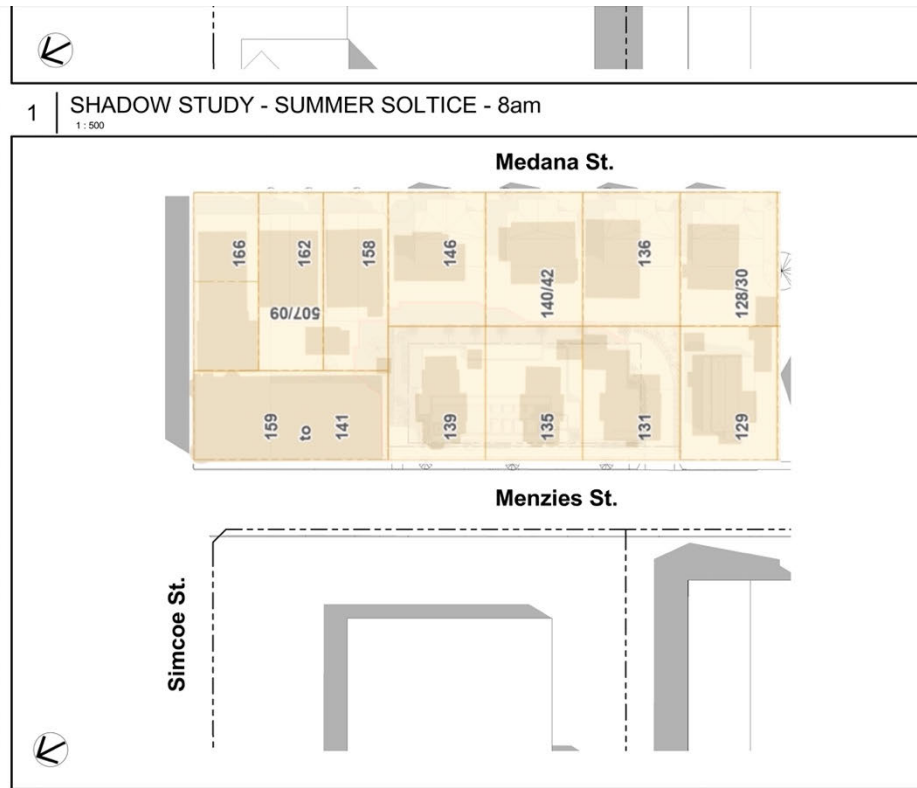
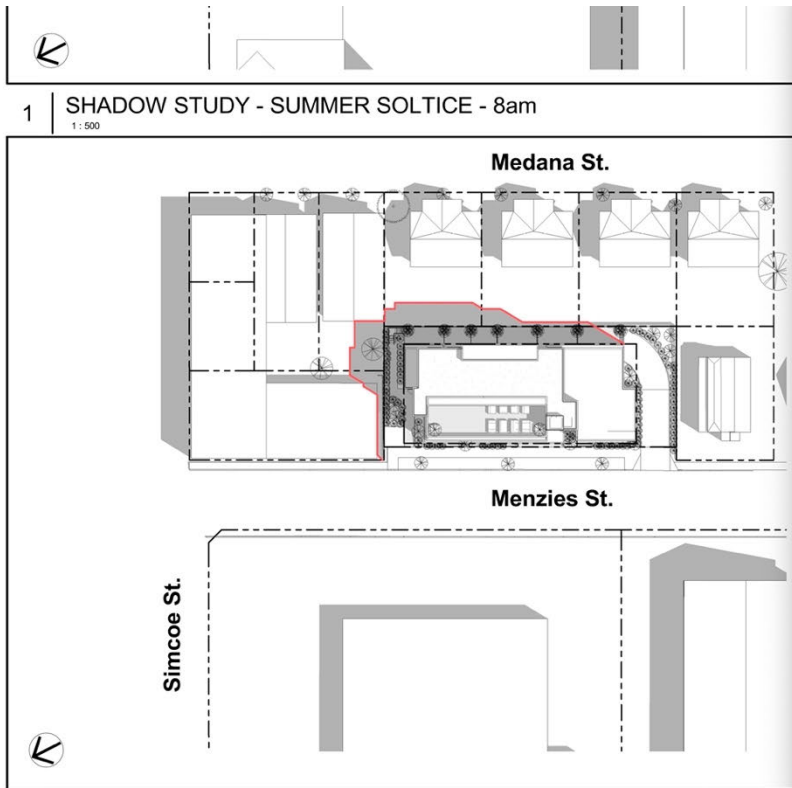


Misleading, as submitted by developer.

Shaded overlay to present accurate placement of structures.

Diagram Example #2:

Compare development application document on left with shaded overlay of actual placement of neighbouring homes on right.



3 | SHADOW STUDY - SUMMER SOLTICE - 4pm  
1:500

**continuum**  
ARCHITECTURE

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**MIKE GERIC**  
CONSTRUCTION

No.	ISSUED FOR DP	Description	Date
1	ISSUED FOR DP	619622	

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3 | SHADOW STUDY - SUMMER SOLTICE - 4pm  
1:500

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ARCHITECTURE

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Issued for Recording and DP

*[Signature]*

2022-05-09

Misleading, as submitted by developer.

Shaded overlay to present accurate placement of structures.

## **IMPACT TO THE RESIDENCES BEHIND THE DEVELOPMENT**

While this proposed development of five stories will loom over the centre of James Bay Village and neighbouring Menzies Street properties, it will also profoundly negatively impact the homes on Medana Street, from the properties located beginning just ten feet behind this five-story structure to those across and down Medana Street.

The obliteration of sky and sunlight for the residences on Medana Street is real and not well represented in the development proposal. There are presently no five-story structures in the vicinity of Medana Street with nearby homes being a maximum of two stories tall. The height and size of the proposed structure in conjunction with its extremely close proximity will be a dramatic change to the feel of the neighbourhood, as well as reduce the evening sunshine and eclipse a good portion of the sky at all times.

This development as proposed is far too large for the size of the lot it is on, with insufficient mitigation of its negative impacts on the neighbourhood. The proposal is pushing to maximize the dimensions of the structure in all directions while doing little to blend into, merge with, and complement the residential neighbourhood into which it has invited itself. The well-being and quality-of-living of the existing residents must be given consideration while evaluating the merits of this proposal.

The proposal is not anywhere close to acceptable in its present form.

Regards,



Patrick Smith

Dear Mayor and Council,

I own 129A-129B Menzies St, a legal duplex located directly next door to the planned CRHC development at 131-129 Menzies Street.

As a property owner among those that will be most directly and negatively affected by this proposed development, I wish to express my significant concerns:

1. The construction of the proposed 46-unit multifamily project would leave my duplex stranded as the sole non-multi-unit residence on Menzies Street, and as a result undoubtedly lead to a loss of my property's value.
2. Loss of privacy and enjoyment of my property due to the excessive 5-story height of the proposed development, especially relative to the subject property's 80-foot depth.
3. Loss of character, attractiveness and vitality of James Bay Square, including the loss of opportunity to expand this neighbourhood's commercial amenities, which could be achieved through a more appropriate mixed-use development involving one or two floors of residential housing over commercial.
4. Loss of high-quality tenants (a professional couple who live at 129A Menzies) who have already indicated that they would regrettably move should the project proceed. This will result not only in immediate revenue loss but also put me in a very difficult — if not impossible — position of having to replace these high-quality tenants, especially given the immediate and long-lasting impacts of construction, which would take place at 131-139 Menzies should the project proceed.
5. Loss of privacy, neighbourhood character and use of enjoyment of my neighbours' properties on Medana Street, which would also be directly and negatively impacted by the proposed development.

Lastly, while I am opposed to this project as currently proposed for all the above reasons, should Mayor and Council nevertheless choose to proceed, I respectfully request that CRD buy my residence at fair market value in order to incorporate it into this multifamily development and thus expand its footprint and further attain whatever affordable housing goals the City aims to achieve through this endeavour.

Respectfully,

Randall Mang  
10436 Allbay Road,  
Sidney, BC

Dear Mayor and Council,

We live in James Bay, on Medana Street at 122. Our house was built in 1908 and we and our family have been very happy here. We do not back directly onto the proposed development but having seen the graphic of the building we are amazed that it is even being considered for this site. We know that the building company is aggressive, in that they wished to purchase more space on Medana Street.

### **Size**

The building is far too large for this small site. The roads close to the site are already terribly busy and the junction quite dangerous for pedestrians, bicycles and cars. Blasting the bedrock that underlies all our houses to a depth to fit car parking would take considerable resources and cause serious disruption to the local area for months. The increased traffic resulting from 46 apartments in that constricted piece of Menzies Street will simply increase the danger to pedestrians (many elderly) and cyclists.

### **Design**

The building itself may fit beautifully in Langford or Sooke or even Uptown, where similar buildings thrive. Here in the funky mixed housing area of James Bay, where older buildings still just barely dominate, this huge block, placed so as to fill the available space, is just completely out of place. If the city is determined to place such a design here, which we have been informed they are very keen to do, we can only make suggestions.

1. Lower it to two, maximum 3 floors
2. Increase the setbacks,
3. Allow commercial spaces on the ground floor in order to increase amenities. This would increase amenities and permit more local working.
4. Redesign the exterior to reflect the heritage of the area, not an out of town mall

Pam Madoff expressed it perfectly when she said this was a project looking for a space. They are trying to shoehorn in a completely unsuitable building.

I sincerely hope that our voices are heard, as members of this community, we feel we should have some say in the planning of our city. From the approaches some of our neighbours have had from the developers we feel that decisions have already been made and someone is rubbing their hands to see how easy it can be to convince the city to pay for this development with our tax dollars.

Please let us know what we can do to prevent this development from going ahead.

With best wishes,

Lisa and Peter Miller  
122 Medana Street

We refer you to the Official Community Plan for James Bay on the City of Victoria website (a part attached below) and ask where, in (21.15) vision and (21.16) strategic directions, would this project fit?

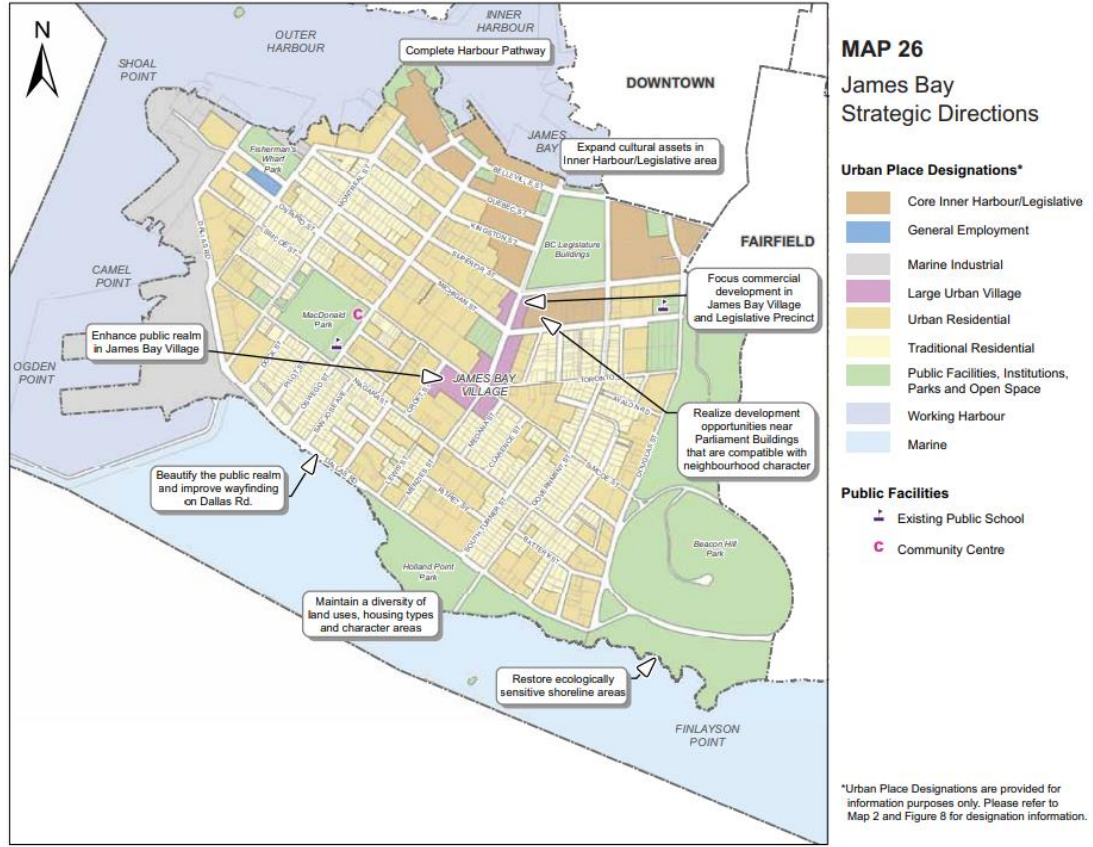
This proposal is completely in opposition to any of the plans written down by the City of Victoria for this area. Menzies is a hub for tourists and local people, many elderly, and increasing crowding at the five corners with no amenity for local people or visitors is pointless. Specifically the absence of any commercial or social development in this block is contrary to the vision outlined in paragraph 21.16.2.

Does the City of Victoria have some plans that are not accessible to the public?

We would like to understand what is happening in this neighbourhood in which we live therefore if anyone can make the situation clear we would be most appreciative.

Yours sincerely,

Lisa and Peter Miller





**JAMES BAY****21.15 Vision in the citywide context includes:**

- 21.15.1 A densely populated mixed-used neighbourhood with a Large Urban Village.
- 21.15.2 A major international visitor entry point, with cruise ship terminal, ferry terminals and significant Working Harbour component facilities.
- 21.15.3 Citywide attractions including Beacon Hill Park and publicly accessible shoreline.
- 21.15.4 Location of ceremonial precinct at the Parliament Buildings, the Inner Harbour and the Royal BC Museum.
- 21.15.5 Location of significant heritage landmark buildings including the Parliament Buildings and its ceremonial grounds the CPR Steamship Terminal and the Royal BC Museum.
- 21.15.6 Home to a large portion of the city's rental housing stock.
- 21.15.7 Centre of tourist accommodation and visitor services.

**21.16 Strategic directions include:**

- 21.16.1 Maintain a variety of housing types and tenures for a range of age groups and incomes.
- 21.16.2 Focus commercial development in the Legislative Precinct and James Bay Village.
- 21.16.3 Maintain an interesting diversity of land uses, housing types and character areas.
- 21.16.4 Enable adaptation and renewal of the existing buildings.
- 21.16.5 Continue to support sensitive infill.
- 21.16.6 Implement and connect the Harbour Pathway and redevelop ecologically sensitive shoreline areas.
- 21.16.7 Realize development opportunities near the Parliament Buildings in a way compatible with neighbourhood character.
- 21.16.8 Improve pedestrian, cycling and transit connections between Downtown, Beacon Hill Park, James Bay Village and waterfront areas, including through the introduction of local transit service.
- 21.16.9 Enable the expansion of cultural assets in the Inner Harbour Legislative district.
- 21.16.10 Beautify the public realm and improve wayfinding along Dallas Road to other destinations.
- 21.16.11 Undertake public realm improvements in James Bay Village to improve walkability and enhance vitality.

July 25,2022

City Hall 1 Centennial Square,  
Victoria,B .C.  
V8W1P6

Dear Lisa Helps and Council,

## Re: Proposed development of 131,135,139 Menzies Street

I have lived at 166 Medana Street for just over 43 years and recently heard of the development being planned for the properties of 131-139 Menzies St. After looking over the proposal, I was appalled at the size and scope of it. I immediately thought of the changes that would directly affect the community feel of this area:

- 5 stories, very imposing, considering all existing structures are presently only 2.
- Huge change in sight lines from the 5 corners, the hub of James Bay.
- The developer utilizing, with little setback, from the sidewalk to the fence line of the backyards of homes on Medana St.
- This building would seriously impede on the privacy of houses, adjacent to this property.
- Possible difficulty with fire access, should there be one, due to building out to property lines
- Trees removed and no green spaces.
- Lack of street parking, which is presently restricted, due to pedestrian corridors, that have been implemented due to the pandemic.
- No offered amenities, storefronts, or services for the community.
- Construction noise and pollution over the building phase.
- Menzies St. is one of the main streets in James Bay, and there will be major disruption, getting in and out of places of business' eg. Thrifty's, Pharmasave, etc...

I am very aware of the need of family housing and that being said, at this time I can't support this proposal as it is.

I thank you for your time and considerations and feel there has to be a lot more thought given to this plan, as it truly needs to fit in with our sense of community in the heart of James Bay.

Sincerely,  
*Anne Duchesneau*

Good afternoon.

I am submitting this letter in strong opposition to the proposed development at 131-139 Menzies Street in James Bay.

My husband and I have lived in James Bay, at 135 Medana Street, since 2012. We have always lived in older homes and love living in this designated heritage house which was built in 1907 by Lewis and Martha Marks. We have spent the last 10 years working on restoring many original aspects of this house (with support from the Victoria Heritage Foundation) which was left in disrepair after being a care home, a bed and breakfast, and then essentially abandoned for 10 years.

Medana Street and the adjacent area is full of history and stories of early Victoria. One example of this is a neighbourhood landmark at 159 Menzies (at the corner of Menzies and Simcoe, adjacent to where the new development is being proposed), which now houses apartments, a flower shop, and other locally owned businesses. 159 Menzies was designed by renowned B.C. architect Thomas Hooper and built in 1911 as a Windsor Grocery Store showcasing many Edwardian design features. The three houses on Menzies next to 159 (the ones which will be destroyed by this new development) were all built between 1904 and 1920, with 139 Menzies associated with Paul Medana for whom our street is named. Medana Street itself is lined with original houses, and tourists visit year-round to experience the heritage charm of the neighbourhood, often in horses and carriages clip-clopping down the street.

The development being proposed for 131-139 Menzies is not only completely out of character with this historical neighbourhood, but it will destroy three existing historical homes, and have a devastating impact on the historical houses, and their residents, behind it on Medana Street. According to the City of Victoria's Design Guidelines for Multi-Unit Residential, Commercial, and Industrial, (Section 1.1) "New development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative. The architectural approach should provide unity and coherence in relation to existing place character and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials." This development meets none of these criteria.

In addition, the Menzies Street location is the wrong place for a development of this kind – the building planned is too tall and too large for the existing footprint (replacing 3 single-family homes with 5 stories and 46 mostly studio and one-bedroom units) and completely out of step with the community plan. Again, according to the City's guidelines (sections 1.5 and 1.6), "New residential and residential mixed-use development should respect the character of established areas and building variety through the form and massing of housing. Multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, including, but not limited to, single-family dwellings, should: provide a transition in its form and massing to lower density building forms, and be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings." I have seen no evidence in the plans presented by the developer that this new building follows these guidelines at all. Much more in character with the neighbouring houses, as well as better addressing the city's own "Missing Middle" campaign, would be to build in-character single family homes or two story duplexes to welcome new families to our James Bay community, homes with green spaces for children to play, close to parks and shopping and playgrounds.

I am distressed that the city and developers have allowed this proposal to proceed as far as it has without first engaging with the people who will be directly affected by this development. According to Victoria's Official Community Plan (OCP), section 20(f), "public engagement is central to local area planning," but aside from a rushed Zoom meeting arranged by Stephen Andrew, there has been no public engagement, only a development presented as a "done deal".

Aside from building goodwill, it would be in the city's and the developer's best interests to take the time to really understand our community and what would most enhance our James Bay village and the neighbourhood.

Thank-you.

Emily Schudel, 135 Medana Street

July 25, 2022

Councillor Stephen Andrew  
Councillor Marianne Alto  
City of Victoria  
City Hall  
1 Centennial Square  
Victoria, BC V8W 1P6

RE: Mike Geric Construction Ltd. “Rezoning and Development Permit Application  
131/135/139 Menzies Street”

Dear Councillors Andrew and Alto;

Further to our letter of July 8 and the July 13 CALUC meeting, we would like to elaborate on some of the design and zoning aspects of the proposed development.

According to BC Assessment, the developer has acquired the three lots (131-139 Menzies street) on November 12, 2021 for \$3.6M, at a premium of 50% from the price the property sold a year earlier (\$2.4M on November 1, 2020). The property comprises three, rather shallow (only 25.13 m), lots. Each lot hosts a single-family house. The three lots front on Menzies Street, which at that point has narrowed to about 13 m.

The three lots are currently zoned as R2 and the latest Official Community Plan (OCP) for the city of Victoria (map 42) indicates that 139 and 135 Menzies are considered as part of the James Bay Village (a large urban village) designated as part of a Development Permit Area; however, 131 Menzies is not designated as part of the James Bay Village.

The developer proposes to replace the three single family dwellings with a large five-storey building comprising 46 units, all of which but three are either studio or single bedroom apartments targeting affordable housing. This proposed development “forms the affordable house amenity to complement” the Quebec and Montreal Streets rezoning application (REZ00804/DVP00191) by the same developer. The developer seeks a number of variances to accommodate this massive structure in the midst of the single-family dwellings in the neighborhood of Menzies and Medana streets, and adjacent to one-storey commercial properties.

Among the variances sought are extremely diminished front and rear setbacks of .67 m and 3.28 m respectively. The development is purely residential and does not include any commercial space.

To our opinion, the proposed development violates several of the Design and Development Guidelines adopted by the city of Victoria as follows:

***“Large Urban Village consists of low to mid-rise mixed-use buildings that accommodate ground-level commercial, offices, community services, visitor accommodation, and***



*multi-unit residential apartments, with a **public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub.***” (page 35 of the OCP)

The proposed development is not a mixed-use building and it is devoid of any ground-level commercial, offices or community services. The sidewalk at the proposed site is narrow and the public realm becomes even more restrictive given the diminished front setback of only 0.67 m. The proposed street-level residential units open directly to the sidewalk with minimal, if any, separation of private and public realms.

*The OCP states that the total floor space ratios for a large urban village is generally 1.5:1. Increased densities may be considered if they advance the (local) plan objectives (page 43 of OCP).*

The developer seeks an FSR of 2.1:1. However, there is no reference to a local plan that would require such an increase in the local density to advance its objectives. Contrast this with the current zone allowed density of 0.5:1.

*The OCP states that the built form for a Large Urban Village comprise of “low-rise and mid-rise multi-unit buildings **up to approximately six storeys**” (page 43 of OCP).*

Although the proposal is below the maximum number of storeys allowed, we would like to emphasize that this maximum is an upper limit which cannot be adhered to blindly. The specifics of the neighbourhood and the Guidelines must be taken into consideration. We cite several “City of Victoria Design Guidelines for Multi-Unit Residential, Commercial and Industrial” that seem to be violated by the proposed development

We have indicated with bold face the aspects which in our opinion are violated.

- 1.1.1 The architectural approach should **provide unity and coherence in relation to existing place character** and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials.
- 1.2 Where new development is directly abutting lands in a different OCP Urban Place Designation, or it directly abuts a different Development Permit Area, the **design should provide a transition between areas** in ways that respond to established form and character, and that anticipate any future development.
- 1.5 New residential and residential mixed-use development **should respect the character of established areas** and building variety through the form and massing of housing
- 1.6 Multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, including, but not limited to, single-family dwellings, should:
  - 1.6.1 **Provide a transition** in its form and massing to lower-density building forms.
  - 1.6.2 Be designed to address **privacy**, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.

Further, we are concerned that the diminished rear setback of 3.27 m will not be able to accommodate fire-fighting and rescue equipment in the event of a fire or other emergency. This increases the risk to the residents of the proposed building and to the immediate neighbours on Medana Street.

Our family has lived in our property for 34.5 years. Our house was constructed in 1911. We have seen our children grow and we have worked hard to improve our house; many a time with our own hands.

The proposed development will negatively affect our house because of the shadow cast and by the intrusion to our privacy.

The proposed development pre-empts any local planning for our neighbourhood and the James-Bay Village.

As such, we strongly oppose the development as it is currently proposed. As Pam Maddoff stated during the July 13 CALUC meeting, the proposed development seeks a site rather than being a proposal specifically developed for the site in question.

We hope that the council will take into consideration our strong objections in its decision.

Sincerely,



Nikitas Dimopoulos PhD, PEng  
149 Medana Street

Veronique Piton

Cc: JBNA  
Mayor and Councillors, City of Victoria.  
Mr. Don Elliot, CRD

**Rebecca Towler**  
**129 Medana Street**  
**Victoria BC**

**Date:** July 2, 2022  
**Attn:** Mayor and Council

**Regarding Proposed Development at 131/135/139 Menzies St.**

We purchased 129 Medana Street (an older home in disrepair and desperately in need of attention) several years ago. We chose James Bay because the population is diverse, we love the history, character and charm of the streets, and we can walk or bike to many amenities rather than drive. Sustainability and becoming contributing members of the community are very important to us.

We purposely chose an older home to improve, and ultimately save. It is important to our family to add to this lovely neighborhood. We will use our own blood, sweat and tears to do so, as so many of our neighbors have.

As for the proposed development on Menzies Street I would support a smaller (3 story maximum, and more suited to the site) well-considered development, with retail on the main level that actually fits in with the development guidelines, the context of the streetscape, and with a mix of housing types.

Before I get into the various reasons this particular development does not work for the neighborhood or our urban village center, I'd like to comment on the development process and community engagement. I will then go onto list my main concerns and my main questions before my conclusion.

**MAIN CONCERNS WITH THE DEVELOPMENT PROCESS:**

The approach to this development is completely unethical. These projects are not "co-mingled" or "married". If they were, we (the residents within 100 meters of the Menzies development) would have been informed about the development at Montreal and Quebec when the residents 100 meters from that development were informed. There are no shared amenities between the two developments. How can they be "co-mingled" or "married" ?

Let's just be clear - the developer Mike Geric Construction (and REIT, I'm assuming) did not want to sully their luxury high end, ocean view project with any type of affordable housing. They cast about for a quick fix without taking into consideration a myriad of issues or the people living in James Bay. The residents involved in the consultation of the development of Montreal and Quebec were told there would be some affordable housing within that development, but within days, a quick switch was done and the Menzies development was put forth.

**Thus, the Montreal/Quebec project tower is the biggest NIMBY project in town - taking the unwanted affordable housing units out of the project's backyard and moving them to the James Bay Village's front yard.**

This approach is underhanded and stinks of backroom deals. So disappointing, and so disrespectful. Mike Geric Construction and any supporters at the City and the CRD should be ashamed and frankly embarrassed with this approach. How can we possibly trust you? Each development should stand on its own merit.

**MAIN CONCERNS WITH THE DEVELOPMENT:**

1. It is simply too large for the site. The site is too shallow for a building of this depth and height.
2. The setbacks are too minimal, with the increased density on Menzies the narrow pedestrian space gives rise to serious safety concerns. We have a high population of senior citizens that are already at risk. And at the rear there will be no privacy for the Medana Street homes that back onto this development.
3. It has minimal 3 bedroom suites (only 3) and does not welcome families. It is not inclusive and it does not address the "missing middle".
4. It does not fit in architecturally with the context of the Village or the neighborhood; It's a big white box looming above older character homes and designated historical homes.
5. As I understand it, our neighborhood's plan for the Village is not completed - but this building certainly does not fit the current OCP guidelines, which describe that portion of Menzies as a large urban village. According to that document, there should be retail on the main level and green space. None of these aspects are present.
6. The development is not an amenity for James Bay. There is no upside for the residents of James Bay.

**MAIN QUESTIONS OUTSTANDING:**

1. Why are we even entertaining the developer getting away with this approach?
2. Why are we rushing this with no Village plan in place?



3. Why does Cook Street Urban Village have more stringent planning guidelines? These guidelines have led to a lovely urban village setting.
4. Why are we not considering the future of the center of our large urban village and why are we allowing a single “mis-fit” development to pre-empt future options for commercial development as the neighborhood grows?
5. Where is our Village Plan ? Do we not need this first? And why are the guidelines that are already in place so flagrantly disregarded?
6. Why does the CRD/CMHC keep building the same type of unsuccessful developments, with little diversity in tenants, and no amenities, and no supports for tenants?
7. Who is more important - the people who have lived in this community for years and improved it with their own blood, sweat and tears, or the people pouring into the community from elsewhere?

James Bay has a greater percentage of rentals and fewer home owners than adjacent neighborhoods such as Fairfeild. We are a target for this type of shoddy process because we embrace the texture and diversity of our James Bay neighborhood.

**IN CONCLUSION:**

This development goes too far, and is the first step towards destroying our urban village center. It has been rushed in its conception and is an unacceptable solution for the site.

Regards,  
Rebecca Towler

Dear Mayor Lisa and council members.

My name is Ben Ronnenbergh.

My mother lives at 162 Medana.

I reside North of Tofino.

I operate a sawmill specializing in reclaimed and salvaged wood.

I am writing you out of my concern for mom's wellbeing and safety.

I have no objection to development in the neighborhood, but would hope the development is responsible and improves the neighborhood.

This project at 131-139 Menzies does not improve the quality of the community. In fact I'm afraid it will be quite detrimental in so many ways.

This project is much too large to put on such a small lot. The building has insufficient parking.

g. parking is already an issue with the loss of parking on Simcoe.

Mom is 91 years old and is worried about her safety as she has learned it won't be families to be housed in this building.

If I may suggest a 2 or 3 story building with some storefronts at ground level seems to me much more appropriate, especially if its design compliments the existing historical structures already there.

Mom's house is a registered heritage house and her entire street is an example of what the early Victoria neighborhoods felt like.

Thank you for your consideration.

Ben Ronnenbergh

Tranquil Salvage

Box 466

Tofino BC

V0R2Z0

"Let's Make a Deal" planning is always a bad deal for neighbourhoods and the City. This developer is using shady practices in trying to pull a fast deal over on Council by playing to Councilors' soft spots while making an inappropriate proposal complete with deceptive drawings which do not even show correct setbacks, nor a building that would pass Building Code review. They do this as a trade deal to build luxury condos, likely to be eventually used as seasonal or short term rental homes.

## Introduction

We live at 140 Medana Street in a **multigenerational** two family 112 year old home, complete with an affordable rental unit for non related tenant. We live directly behind and abutting this proposal, right in the middle of the three lots the new building is proposed for.

This **proposal fails to meet the recommendations in the City's own "Design Guidelines for: Multi-Unit Residential, Commercial and Industrial"** as well as the **Official Community Plan** . It fails these guidelines with most every aspect of its design, which I would be happy to verbally provide details on. The proposal is **on lots only 80' deep** adjacent to other 80' deep lots, not nearly deep enough for such a high building adjacent to other lots. Most Victoria City lots are deeper than this, especially those with buildings even three stories high. This proposal is clearly inappropriate.

This proposal ruins a vibrant neighbourhood. Our home and others like it on our street provide for a multiple of housing needs, some houses housing three generations, with different income levels per home, in a vibrant community. Our house most definitely provides for "the missing middle". Our homes are not just "elitist" single family homes but homes that shelter generations of families for lifetimes. This proposal changes the community dynamic and will push families away destroying an established community of long term residents, some who have grown up in and still inhabit homes for over a century. Our neighbour, Clarice, 90 years-old, lives in a multigenerational home, where she moved to the week of her birth, and lives now with her sons. Her grandfather, the Roger's Chocolatier, built her house years before her birth. The house beside me has been in the same family for 69 years, the next house for 47 years. This proposal on our block is antithetical to our community and will displace families from anchor homes that keep families cohesive, our community as vibrant as it is. Our street and our homes are a model of how communities should be in Victoria yet this proposal degrades and ruins that well established model, pushing us away, destroying community. Such strong neighbourhoods prevent young people from being displaced, from being pushed to the margins. If this proposal is built families will move away and the houses will be rented out by absentee landlords. Strong neighbourhoods create strong families and children and prevent long term homelessness.

Note that 139 Medana that they propose to tear down (in photo) is the Paul Medana House, the namesake for our street, one of the oldest homes in James Bay and Victoria, and still basically unchanged. The Emily Carr house is a tourist attraction and museum while this development ignores this intact historic home, built by the family of an original settler. 135 Medana currently houses Susan, a low wage earning senior tenant, who has been in this home for over a quarter century. Does anyone have a concern for her housing dilemma? No.



## Property Owner Issues

We are not just NIMBYs. Zoning laws and design guidelines are in place to prevent a misuse of adjoining properties and prevent inappropriate uses by unscrupulous owners. When our property was purchased we were assured by City officials that the adjacent properties would always be R2 and that the historic home character of James Bay was not to change as it worked so well, as a community just as it is. This continuity is prescribed in the **Official Community Plan**. As an architect who had worked getting zoning "variances" I understood that zoning laws were well respected and could not change without approval of neighbouring properties. This is the norm throughout Canada. This proposal is on property zoned as R2 and there has been zero consultation with adjacent residents as to rezoning, until now.

**Lot Depth:** A proposal by the City names our properties "Large Urban Village" yet the lines planner have drawn on maps have not considered **lot sizes**. This proposal may make more sense on a standard depth or deep lot, but this is proposed on a shallow lot adjacent to other shallow lots. Cities, even in Europe do not allow such heights on shallow lots in residential neighbourhoods, since medieval times, when there were no zoning regulations. The proposal does not even meet good practices for firefighting. The proposed five story combustible building has no appropriate firefighter access on the rear yard, with but a 3m setback. and limited sideyard access to the rear yard. Note that single occupancy social housing, as evidenced by recent incidents in Victoria, are likely to have annual fires.

**Zero Green Space:** While Victoria has a housing shortage, the solution is not to ruin vibrant neighbourhoods that work exactly as model communities do, but to rather build on land that would rather benefit from positive change. Most of downtown is much less than 4 stories, let alone 5. Areas north of downtown are inhabited by under used industrial buildings, where all is concrete without established trees. This zero green space proposal belongs there, not in James Bay. While James Bay is a pleasant place to live now, putting in buildings like this proposal with zero ground space, no trees outside of pots only makes James bay as dismal as the area just north of downtown. Potted trees have limited growth and longevity potential and are not drought tolerant. If this site were to be developed as a five story building it would need a deeper lot and should have green space with trees rooted on more than a parking garage roof. Unless the owner of 131-139 Medana acquired the lots bounding the rear lot line, these lots are not appropriate for a high multi unit building / Large Urban Village.

**Mental Health in Neighbourhoods:** Good strong communities foster mentally strong people. This helps people to cope with the vicissitudes of mental illnesses and surviving high housing costs. Wrecking

strong communities like ours on Medana Street contributes to anxieties, to family stresses. If a City wants to help with the long term health of the City it should rather support and protect close multi generational communities. Children often have issues that could land them on the street if not for the stability of multi generational households, stability where they have lived all of their lives. Yet this proposal will ruin that with single occupancy housing looming over family homes. If you wish to help those who have housing challenges, don't be to blame for more problems. This planned development makes me anxious and stressed and it will be unmanageable if this is built.

**Multi-generational Community:** Most of James Bay is multi-family yet the R2 historic homes shelter a rich community of long term residents, balancing the turnover in rental units. How many rental units have the same family residents over an entire century? Note that family housing stability prevents homelessness. If you approve this proposal you will displace families, create emotional instability. And yes most of the old James Bay rental buildings will turn over as they will require significant updates in the coming decades. Landlords, and especially public landlords, let buildings run down until major renovations are required. Note that many homes on our street also have rental units and/or multigenerational families. or two families in one house. One neighbour rented a basement apartment for a quarter century before buying the house next door in partnership with the long term tenant on the street. This development will split asunder our community. The developer and CRD officials may have never even walked on our street. **Do not vote for changes to our neighbourhood unless you understand it.** Changing our neighbourhood without understanding the people who live here would be misguided **elitist thinking.**

My 89 year old parents have lived part time in our house and one is to move into this familiar home when the other passes, but not if my mother cannot find peace in our garden if this proposal is completed. My adult son has a two bedroom apartment in my home. My daughter is starting a family and may take over the main dwelling unit while I live in a separate part of the house. It is hard for young people, to find "missing middle" housing, but the old homes on our street provide this. This is our home. I visited a cousin in June who lives in a home that has been in our family for 200 years and we intended our home to be for my family for as long. Approving this inappropriate proposal will interfere with the stability of our family, pushing us to move, and I will hold those responsible accountable. DO you wish to destroy a strong community and replace it with residents without long term vested interests in their neighbourhood?

## Design Issues

This **80' deep lot is simply not suitable** for such a building. I challenge the developer to point to an example of such a high building in Victoria on such a shallow lot. NONE of the smaller 3 or 3-1/2 story apartment buildings in James Bay are on such shallow lots. Moreover this is not downtown. Even European cities, outside of fortified medieval precincts, with only four story buildings have deeper lots and green space in rear yards. Portland, for example, has 150' lots on 300' deep blocks. This block is 160' wide, with two 80' deep lots. Look at any plan of Berlin for example; lots are more than twice the depth. And James Bay is not inner Berlin, nor downtown Portland! If you can have four stories on 150' lots there should only be 2 storeys on 80' lots. There needs to be space between lots commensurate with building heights. One cannot smoke less than 7.5 m from a door in Victoria yet this proposal proposes balconies 3m from our adjacent property, extending up 5 storeys. Our adjacent lot is also designated "Large Urban Village" Do we have the reciprocal right to build so high with such minimal setbacks. The City has taken away parking on Simcoe St. for safe covid distancing on sidewalks but this building does not even allow for safe covid distancing.

### The proposal **does not comply with Victoria design guidelines** and will

1. Take away all of our afternoon and evening light forever, with a five story wall looming above my house and yard. Developer provided shadow diagrams are misleading and have omitted summer evening shadow patterns.
2. Kill the mature trees on our property, which are near the property line. These are three of the four largest trees in this block, as well as a many decade's old cedar on the subject property. The developer proposal shows no existing trees. Are they deliberately hiding them in an effort to mislead? The developer proposes new trees that have root areas akin to dry flowerpots, above a concrete parking garage.
3. Take away all of our privacy with many units and balconies looming over our back yard, filling my yard with tobacco/cannabis smoke, and noise.
4. Decrease our property value by up to one half. I had no plan to move and hoped to live in my multigenerational home, where I have lived for decades, for the rest of my life. This project is not amenable to the use of my family home, where the yard is used daily all year long. The developer has declared that there will be no decline in our property values, a statement that shows arrogance, ignorance and outright misinformation.

### Intimidation

The developer has met me and offered to buy my house using the threat of getting away with building this project and depreciating my home. This is the sort of intimidation used by organized crime, taking away my life savings, in my home, and then offering to buy for a discounted price. If I sell I will no longer be able to finance my retirement, nor afford a similar multigeneration capable house in my own neighbourhood. **If the City colludes** with such unscrupulous behaviour the City is **complicit** with organized crime. If a development decreases property values, the profit reaping developer should be liable for reimbursing the adjacent property owners. Without a suitable reimbursement agreement, such development should not be allowed.

### Misleading Information

The design proposal pretends that trees and neighbouring houses do not exist. The drawings incorrectly represent neighbouring historic house placement and configurations, and shadow patterns. The drawings are intentionally misleading, not even showing correct setbacks. Such a proposal clearly shows how unscrupulous the developer is. As an architect I prepared such drawings for years and have never prepared one without correctly labeled setbacks. If this is how the developer starts off, it is clear that they are untrustworthy.

### Rights for one property and not another

Properties behind this proposal should have the same rights as this proposal, as per the proposed Neighbourhood Development Plan. If this proposal allows five stories within 3 m of the lot line, can we build the same? This would allow for little more than an air shaft between buildings, an obvious fire and life safety issue. Even dense cities like Berlin or London do not allow for such minimal spaces between high buildings. Other developments of less than this height on Menzies are on lots twice the depth of this one and moreover so not back onto 80' deep lots.

### Proposed Use

This is proposed as social housing with most units being single occupancy.

This puts a strain on the neighbouring properties in terms of noise and air pollution. Small patios are proposed for bachelor units right up to the lot line. Even on commercial streets there is no smoking within 25' or 7.5m of doors and open windows. Adjacent properties, including our home will have noisy

and smokey yards and inhibited interior ventilation. For an example one need only sit outside any of the Victoria hotels currently hosting single or double occupancy housing. Smoke and noise is produced at all hours. The peace of our homes will be disturbed if the same residents are housed a mere 3m from our lot line. There is no consideration of increased mechanical noise, multiple heat pumps or one large one..

This proposal will concentrate social housing on Medana, but without services nor oversight off challenged residents

## **Official Plan Inconsistencies**

This development is inconsistent with most aspects of the Official COmmunity Plan with the exception of increasing density.

Examples:

3.2 One Planet Living: This proposal takes away existing urban green space such that there is none. Existing trees are killed even on adjacent lots

3.8 Strong Local Communities: This proposal is inconsistent with a family community as detailed above

3.10 Engaged Citizens: THE James Bay Community Association and neighbours have strongly spoken out against this proposal. Does Council care?

3 Figure 4:

A Environment: Urban FOrest - existing trees removed and replaced with flower pot trees requiring consistent irrigation to survive.

Kirk Buhne

July 31 2022

Mayor and Councillors  
City of Victoria  
City Hall  
1 Centennial Square  
Victoria BC V8W 1P6

**RE: 131-139 Menzies Street Development Proposal**

Dear Mayor and Councillors,

As an Owner on Medana Street, I am writing in opposition to the above proposal.

The James Bay Community must be consulted and allowed a say on the type and style of housing. The proposal is not sympathetic to the existing heritage style and certainly does not consider the Urban Village Plan that James Bay is so very dedicated to. It will result in a drastic change to the social characteristics of the James Bay Neighbourhood

We are good citizens of this community. We take pride in and responsibility for, this community, the developments and the progressive attitude in so many areas of the City's well-being.

We own that sense of citizenship, responsibility, and heritage. We work for the best of the overall community.

**This Proposal contradicts these values.**

- While appealing for some people, it is not a project suitable for this location. It is a project looking for a site rather than a project created for a specific site, responding to surrounding conditions.
- The proposal, with reduced and inadequate setbacks (10 ft.) and 6 storeys in height towers over, and most inappropriately impacts, housing on Medana Street, most of which is 100-year-old housing.
- The Proposal does not satisfy the housing needs for the neighbourhood, namely family ground-oriented family housing.
- The proposal would remove a significant portion of lands designated as Large Urban Village pre-empting community discussion of the Menzies Village Center. It will impact the form of future development and the potential character of the village.

**This is NOT suitable to the James Bay Neighbourhood environment.**

I urge you to re-think this Proposal in light of the above and the reaction to this abhorrent proposal. James Bay Village is NOT the place for this development.

Sincerely,

Patricia Crichton  
128 Medana Street



July 8, 2022

Councillor Stephen Andrew  
City of Victoria  
City Hall  
1 Centennial Square  
Victoria, BC V8W 1P6

RE: Mike Geric Construction Ltd. “Rezoning and Development Permit Application  
131/135/139 Menzies Street”

Dear Councillor Andrew;

We were alarmed when we were notified of the proposed development on 131-139 Menzies street. With this note, we would like to outline the reasons of our alarm, and express our opposition to the proposed development in the strongest possible terms.

The Menzies Street proposal, according to its developer, “forms the **affordable housing amenity** to complement our land-lift and inclusionary housing package for the condominium rezoning application at Quebec and Montreal Streets in James Bay”. The Menzies Street proposal has been conceived after the original Quebec and Montreal Streets proposal was rejected because of the non-inclusion of affordable housing. The new proposal still **does not include any affordable housing** in the Quebec and Montreal streets locale.

While the Quebec and Montreal Streets proposal is a carefully planned high-quality development, with a mix of residences, and includes such amenities as a day-care, a café, a plaza, street furniture, ample underground parking etc., the Menzies Street proposal in contrast, appears to be an afterthought, conceived to address the lack of affordable housing in the Quebec and Montreal Streets proposal, and it is devoid of any amenities. The Menzies Street proposal is a **massive, over-height**, five-storey building situated tightly in a **small lot**, replacing 3 single-family houses with 46 residences. The vast majority of the planned units (43 of 46) target single individuals rather than families. This is contrary even to the proposed rezoning designation request as a multi-family residential.

The developer of the Menzies Street project, seeks additional variances that include a **large increase in the floor space ratio (FSR)**, **reduced number of parking spaces**, and **reduced set-backs** both at the front and the rear of the property.

The proposed development, at 5 storeys, massively overshadows all the neighbouring buildings, and it is not congruent with the character of the Menzies and the east-of-Menzies street neighbourhood that comprises low-rise, maximum 2 storeys, mostly single-family houses.

Although an increase in housing density is highly desirable (and the city of Victoria must work towards such a goal) drastic increases in density such as the one effected by the

proposed Menzies street proposal (and the linked Quebec and Montreal streets proposal) are counter-productive and would drastically affect the established social fabric of the neighbourhood. Rather than aiming for a *gentle densification* that would improve the *missing middle* stock of townhomes, duplexes, and triplexes, housing families, the proposed development is a **massive, over-height** building that would drastically change the social characteristics of the neighbourhood shifting its character away from families.

Further, rather than aiming for a uniform mix of affordable and market housing, the proposal **segregates** the market housing and the affordable housing, to two distinct and distant locales. Such a segregation would create overpopulated, underserved, non-desirable, depressed areas in the city, with few amenities and a difficult social fabric.

One wonders why the developer has not proposed a mix of affordable and market residential housing for both sites. One also wonders why the developer has chosen not to include any amenities in the Menzies Street proposal, concentrating all the amenities at the Quebec and Montreal Streets proposal.

We list below some specific issues arising from the location, size and height of the proposed Menzies Street proposal that will directly and negatively affect the residents of Menzies and east-of-Menzies street, especially the ones on the west and east sides of Medana street adjacent to the proposed development side.

- (1) The properties of the neighbourhood east of Menzies street, are affected negatively by the cold winds deflected by the high-rise on Clarence street (Clarence House on 139 Clarence street). The proposed massive development on Menzies, will further exacerbate the wind problem as it will form (in conjunction with Clarence House) a wind tunnel that will amplify the prevailing sea breeze.
- (2) The proposed Menzies Street development will cast a shade to our properties in the late afternoon and evening hours. The developer has provided shadow studies that confirm the shadow affecting our properties to a varying degree depriving us of the late afternoon and evening sun.
- (3) The proposed development will negatively affect the trees located in the lots the building will occupy and the trees located in some of our properties. The foundations and the parking of the proposed building will affect the roots of the trees close to the property line of the proposed development. While currently we see a rich treed environment from our properties, should the proposed development be approved, we will be facing a massive five-storey wall.
- (4) Since the start of the pandemic and the establishment of extended pedestrian walkways on Simcoe street, there is a sizeable increase of the number of cars parked on residential streets in the neighbourhood. On many occasions, we cannot find a parking spot on our street and have to park on a different street (e.g. Clarence). The proposed development, with the reduced number of parking spaces, will further exacerbate the tight parking situation. Any thoughts of acquiring an electric vehicle will have to be abandoned as it is not guaranteed that we can park at a space near our properties so that we can use our electrical power to charge such a vehicle.

- (5) The proposed development will deflate the value of our properties significantly. As an example, the value of the properties on Medana street near the proposed development (No. 128, 129, 135, 136, 140, 143, 145, 146, 149, 158) according to BC Assessment is close to \$13.2M. An optimistic guestimate is that these properties
- (6) would be devalued ranging between 15% and 30% (depending on proximity to the proposed development). This translates to a minimum of \$2.8M. The developer is realizing this amount as a profit as they are not offering the neighbourhood any compensation to the loss of value and enjoyment of living in the affected properties.

In conclusion, we strongly oppose the Menzies Street proposal. We would like to urge the developer to work towards a less intrusive, lower, and more inclusive structure congruent with the character of our neighbourhood.

Sincerely,



Nikitas Dimopoulos  
149 Medana Street

Veronique Piton

Cc: JBNA  
Mayor and Councillors, City of Victoria.

## Justine Wendland

---

**From:** Claire Smith <[REDACTED]> on behalf of Claire Smith  
<[REDACTED]>  
**Sent:** August 4, 2022 5:36 PM  
**To:** Development Services email inquiries  
**Subject:** Re: Response Permit Application 131 135 139 Menzies  
**Attachments:** Response Permit Application 131 135 139 Menzies Smith\_Claire\_m\_c.pdf

Hello Justine,

Yes, I would like my comments saved for review and am aware that all information contained becomes public.

Thank -you,

Claire

On Aug 4, 2022, at 4:14 PM, Development Services email inquiries <DevelopmentServices@victoria.ca> wrote:

Hello Claire,

Thank you for your email. Would you like your comments saved for review by Mayor and Council for their information.

Please be aware that all correspondence addressed to Mayor and Council becomes public information once received by the City.

**Please note:** If you are emailing to provide your input on a land-use item that is going to a Committee of the Whole, Council or Public Hearing meeting, your email will be published on the agenda for Council's consideration prior to the meeting.

Best,

**Justine Wendland**

Secretary - Planning

Sustainable Planning and Community Development

Development Services

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

250-361-0382 | [developmentservices@victoria.ca](mailto:developmentservices@victoria.ca)





The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

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**From:** Claire Smith <[REDACTED]> **On Behalf Of** Claire Smith  
**Sent:** July 22, 2022 12:06 PM  
**To:** Development Services email inquiries <DevelopmentServices@victoria.ca>  
**Subject:** Response Permit Application 131 135 139 Menzies

ATTN: Development Services

Please find attached a letter outlining the concerns that I share with many of my fellow residents of James Bay with the recently proposed 131, 135 and 139 Menzies Street Rezoning Application.

I would very much appreciate you taking the time to review these concerns.

Kind Regards,

Claire Smith

Claire H Smith  
116 Medana Street  
Victoria, BC  
V8V 2H5

July 22<sup>nd</sup>, 2022

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC

**Re: Response to Rezoning and Development Permit Application 131/135/139 Menzies Street**

Dear Mayor and Council,

As a homeowner living within 100 meters of the proposed development rezoning application submitted by Mike Geric Construction, on behalf of the Capital Regional Housing Corporation, for **131/135/139 Menzies Street**, I would like to express the grave concerns I have for the project as presented.

**Concern: Affordable Housing / Neighbourhood Density**

First and foremost, I would like to state that I am fully in support of purpose-built rental housing, particularly when affordable housing is integrated with new housing projects that work cohesively with existing well-developed areas, helping to ensure better promotion of quality neighbourhoods for all residents.

Recently the city approved a development at 450/456/458 Niagara Street, adding 131 new units within a block of the proposed “urgent” development at 131/135/139 Menzies Street. The city did not feel it was important to ensure that the Niagara Street development included any affordable housing, rather the city was fully onboard to support “at market” rents, with the exception of a placeholder for all displaced tenants, a 10% rental reduction of the at market rates, I believe. Adding 131 units to a single block, in one of the most densely populated neighbourhoods in Victoria, puts a strain on both the neighbourhood and its facilities, such as green spaces, parks, roads, parking, amenities, etc. The Niagara Street development also removes a significant portion of not only boulevard trees on this block, but also a large block of very old trees, in excess of 50 feet high, that have provided shade, cooling, and noise absorption for a very busy street, further increasing the impacts to the existing neighbourhood.

Now it appears the City wants to “fast track” the application for 131/135/139 Menzies Street, adding another 46 units to the same block, jumping ahead in the outlined approval process, waiving the preapplication process, even to the hesitation of some Council members as noted in the City Council Meeting of June 9<sup>th</sup>, 2022, to link the Menzies Development as a “carrot” for another development in James Bay being proposed at the Corner of Quebec and Montreal Streets for at-market condominiums, that has not incorporated any “affordable housing” options.

Please take note of the developers’ own words from their submission to the city for the original Quebec / Montreal site on how important consultation and neighbourhood transitions to residential areas are:

“The proposed buildings will bring a diverse mix of 112 new condominium residences, neighbourhood and tourist commercial shops and a not-for-profit childcare centre to the neighbourhood, as well as richly landscaped streetscapes, a significant sidewalk and cycling network facility as well as a distinguished corner plaza space.

The Quebec and Montreal corner aspires to serve as a significant commercial gateway to the Legislative Precinct and Inner Harbour as well as a key connector for neighbours, commuters, cyclists and tourists alike, whereas the Montreal and Kingston block represents a gentle transition to a traditional residential condition.

This application is the product of careful study of the property, the neighbourhood and other precedent developments within the region, as well as extensive consultation with the immediate neighbourhood, which began as soon as this land was purchased. Our team has carefully and deliberately designed this development to handle this transition from an urban gateway along Quebec and Montreal Streets all while working to deliver upon and exceed the City of Victoria's ambitious housing, climate leadership, active transportation and significant public realm objectives

Finally, support for this application will enable the successful delivery of a 46 dwelling, purpose-built affordable rental building in the Menzies corridor of the James Bay village neighbourhood.

I would like to insist that the proposed Menzies project warrants the same "careful study of the property, the neighbourhood and other precedent developments within the region, as well as extensive consultation with the immediate neighbourhood ...", especially given that it is the heart of James Bay Village and the James Bay Neighbourhood Plan is still under revision to determine what the neighbourhood wants to guide this area.

Does not my home and my neighbours' homes warrant the same level of care, planning and consultation? Does not the heart of James Bay Village?

### **Concern: Size and Setbacks**

This proposed building literally towers over the adjacent residential neighbourhood. There is no "harmony of form and scale of the new building and the adjacent residential units." Rather, a mere ten feet from the back yard of the adjacent neighbours will rise a 55-foot wall blocking out the sky and replacing it with the windows of two dozen suites peering over the fence ten feet away. The building does not fit with the design and heritage aspect of James Bay, and looms with horrible scale over a very well-established neighbourhood of generational family homes.

This project is simply far too large of a structure to shoehorn onto this particular proposed site. It does not reflect nor enhance the surrounding neighbourhood, rather it overshadows and diminishes the surrounding properties by a combination of its sheer size of five stories, 55 feet in height, combined with minimal setbacks on all sides, putting undo pressure on all sides of this proposed development. With an absolute bare minimum of vegetation or common yard space to separate it from the neighbouring properties, there will be little to no privacy or noise abatement for any neighbours or the proposed residents, and given the size of the building its noise reflection on the neighbourhood will be significant. Virtually all of the ground not covered by building is either driveway, sidewalk or private patio. There is no room to support any significant tree canopy size and root containers will further restrict growth. The little area that remains between property lines will not support vegetation growth and, even more offensive, the well-established trees on the Medana street properties will likely be killed by root damage with the blasting and digging requirements for the minimum setbacks that the developer is suggesting. This will further increase pressures and tensions between neighbours.

Casual observation of a map of the neighbourhood reveals that the city block between Menzies and Medana Streets is unusually shallow and below average in lot depth. This shallow lot size must inform the design of the project. The building design needs to be reduced in size to reflect the small size of the proposed lot. Or a larger lot needs to be found for this project.

### **Concern: Selective Use of "Large Urban Village"**

LARGE URBAN VILLAGE designation does allow for up to six stories, but that does not justify shoehorning a five-story building into a minimal lot size without regard for the neighbouring properties. I would suggest that as a

proposed structure approaches 'up to six stories' it must be presented with some characteristics which minimize its impact upon neighbours. This building with minimal setbacks on all sides does not begin to do that.

In addition, while using the characteristics of LARGE URBAN VILLAGE designation in the Official Community Plan to justify a height 'of up to six stories', the developer ignores the inconvenient, expected characteristics of the designation such as:

"Ground-oriented commercial and community services reinforce the sidewalk."

Such street level amenities could enhance the project's value to the neighbourhood with services and commercial opportunities, but the developer fails to provide these positive features expected in the LARGE URBAN VILLAGE designation.

### **Concern: Misleading Diagrams and Project Representation / Impacts in Plan Submissions**

The diagrams of the site plan submitted by Mike Geric Construction to the City of Victoria are incredibly misleading.

The impact of the proposed structure on the neighbouring residential properties has clearly been minimized in most of the diagrams in the 21-page planning document. The homes on five of the adjacent residential properties are represented as being much further away from the proposed five story structure, giving the illusion of space that is not there! This is a very significant detail while evaluating the negative impacts and must not be ignored as we consider the detriment to the neighbourhood of a 55-foot-tall structure with minimum setbacks. Additionally, and even more egregiously, the visual impact of the building is not shown accurately, one has only to look at the height of the surrounding buildings to realize this. Please look at the very first Project Image on the front page of the Development Application Document. This first and powerful image is inaccurate and misleading in its presentation of the proposed building's relationship to the neighbouring properties. Although I do not possess the power of a 3D modeling application, which no doubt the developer does, I note several inconsistencies with the imagery which significantly downplay negative impacts.

1. The lines of perspective of the building floors converge into the foreground, making the proposed building appear shorter and smaller in the foreground of the image.
2. The height of the top of the second floor looks to be the same height as the roof of one-story building to its immediate left. This does not agree with the technical diagrams later in the document. (Compare to 1. Menzies Streetscape, Diagram A-3.0 on page 15 of Proposal.)
3. To the left rear of the building depiction is the blue, three story portion of the structure. Only a portion of the third floor is visible behind the neighbouring one-story commercial building. Given the perspective and distance between the buildings, all of the second floor and the top of the first floor of this part of the structure would be visible. (Compare to 1. Menzies Streetscape, Diagram A-3.0 on page 15 of Proposal.)
4. The depth of the building is depicted as being shallower than reality. It appears to be of similar depth of the single-story commercial building to its left, while again the technical drawing clearly indicates that it extends significantly further to the rear of the site, impinging more onto the neighbouring properties than shown in this Project Image. (Compare to Site Plan, Diagram A-1.2 on page 3 of the Proposal.)

The combination of these effects makes the building appear less impactful upon the neighbours than will be the harsh reality. I believe that the presentation of the houses directly behind the building on Medana Street is grossly inaccurate and would in fact be mostly blocked by the building as it is deeper and taller than depicted in the Project Image on page one of the proposal.

In reviewing the plan submission for *the proposed Montreal Site Development*, I can clearly see the building's impact and the height aspects are very clear, well defined, and much truer to ratios. Why then are the plans for the Menzies site so misleading? I cannot help but think that this misrepresentation forwards the goals of the builder by diminishing the actual impact on the neighbouring properties and it is repeated multiple times in the current Development Proposal!



Affordable housing should be one of our top priorities, integrated into all of our neighbourhoods, but it is imperative that any development needs to harmoniously integrate with its surroundings. This project, as presented, sets up conflict with neighbours before it even begins. It does not provide adequate buffer zones for residents of the proposed dwelling or the existing neighbours. The proposed development of five stories will loom over the centre of James Bay Village, obliterating the sky and sunlight for the residences on Medana Street, located within ten feet of this development. It will diminish the quality of life for many families and individuals, that currently live in the historic, diverse homes of this neighbourhood that often have one or more suites in them. James Bay is home to a number of high rises and Capital Park in the Legislative Precinct is an excellent example of good development. Proper setbacks, preservation of heritage and ample green space, creating harmony for all users. I would also be quick to add that proper neighbourhood planning with ample green space for cooling and water retention has a positive impact on the effects of climate change, reduction of energy use, as well as offers proper fire protection between structures.

In closing, I recognize and accept that most developments will have some perceived negative impacts upon the neighbourhood and yet should still be considered and approved if merited. That said, this particular proposal would have significant negative impacts to the neighbourhood and the future of James Bay Village and needs to be given careful scrutiny. I will argue that it should not be approved in anything close to its present form!

Sincerely,

A black rectangular redaction box covering the signature of Claire Smith.

Claire Smith

July 27, 2022

To Mayor, Council and the Directors of the CRD.

Cc. Victoria Development and JBNA

We live across the street from the houses that will be directly impacted by the Apartment block proposed for 131, 135 and 139 Menzies Street. My wife and I would like to register our objection to this development. Regardless of the intended use of this building, whether it is intended for luxury condos or affordable housing, this structure is just far too large for such small, shallow lots that adjoin with neighbouring houses in a residential neighbourhood. We urge Council to reject this project, and also ask that the CRD suspend funding for this project until a more suitable location can be found for this apartment block.

The developer cites the James Bay Urban Village guidelines for the needed variances for this building and uses these guidelines as subterfuge without delivering a development that meets the spirit and intended use of these guidelines, and in fact, only 2 of these 3 properties are designated as part of the James Bay Urban Village, and the developer has admitted that this building is designed to meet CRD requirements and does not support the mix of commercial/residential envisioned in the Urban Village guidelines.

This Apartment block will dramatically alter our neighbourhood and will also circumvent the City's promise to work with the James Bay Neighbourhood Association (JBNA) to revise and update its 26yr old James Bay Village plan. Note that new neighbourhood plans for Fernwood, North Park and Hillside-Quadra were approved on July 14, 2022, and for the Cook Street Village in Sept, 2019. Doesn't James Bay deserve this same consideration before a building that fails to support the James Bay Village concept is shoehorned into the James Bay Village's 5 Corner epicentre? This apartment block also ignores Victoria's Design Guidelines for Multi-Unit Residential Developments, and fails to respect the vision and best practices outlined in Victoria's Official Community Plan (OCP). Until mid June, there had been zero community consultation or any awareness-building regarding this development, despite the fact that the developer proposed this Menzies Apartment block in a letter to the City on Dec 15, 2021. The rushed CALUC in early July, accepted as a last minute intervention to a motion from Mayor Helps to push forward the Menzies Re-Zoning Application before a CALUC was held was not so much of a discussion of what could best serve this community, as it was a lecture (complete with misleading drawings) on what the developer felt they were entitled to build based on CRD direction without respecting the City's OCP, Urban Village guidelines, or Multi-Resident Design guidelines.

This development has near zero front and rear setbacks. This building will essentially result in a 56' flat wall at the back fence of the adjoining homes on Medana Street, penalizing the adjacent homeowners with decreased property values and a loss of privacy with 28 suites peering into their bedrooms and back yards — again, completely in violation the City's own Design Guidelines for Multi-Unit Residential, Commercial and Industrial Buildings. At the same time the requested variances on Kington/Montreal will yield millions in additional profits to the

developer. This same developer was directly asked about their development's adverse impact on the value of the adjacent homes and loss of privacy (remember that this is a 56' wall butting onto the rear fence of the adjacent shallow back yards, with 22 suites staring down and 6 suites staring up) and disingenuously stated that he couldn't think of a single development his company has been involved with that has resulted in adjacent property devaluations — he also avoided commenting on the loss of privacy. Please consider this for yourselves, if this building was abutting your backyard fence, would this 56' multi-windowed wall affect your property value, your privacy, and your quality of life? Isn't this why the OCP and Development Department have rules and guidelines in place that must be respected?

The Menzies development was added as an after-thought to co-mingle this Menzies project with their luxury Kingston/Montreal Tower as leverage to support a request for variances from current zoning allowing for 6 storeys to add up to 17 storeys at their luxury Kingston/Montreal development. According to the developer, adding an affordable housing component to the Kingston/Montreal development is not "viable" — apparently it makes better financial sense to move an affordable housing component far away from their flagship Kingston/Montreal project.

This developer has employed a highly creative strategy that attaches a public funded affordable housing project to a highly lucrative tower development all under the guise of providing an affordable amenity to the City. The reality is that the developer is not providing an affordable housing amenity, or any amenity to the city: they are selling an affordable housing project to the CRD to be paid for with tax dollars (quoted at between \$13M to \$15M). Both projects request extreme variances, and the affordable housing project is being proposed as leverage to secure variances on the developer's luxury tower. Even worse, this affordable housing development on Menzies is just too large for the chosen lots and will cause harm to the neighbourhood and the adjacent property owners; meanwhile, the attached tower variance will allow the developer to reap huge rewards for themselves. A very nasty deal, all under the guise of providing much needed affordable housing.

Perhaps of financial concern, BC Assessment lists the sale of the Menzies property as Nov. 12, 2021 (only 2 days after the Kingston/Montreal CALUC) for \$3.6M, a 66% increase (\$1.2M) in value from what this same property sold for 1 year earlier on Nov 1/2020 and 70% over the current BC Assessment of \$2,513,300 for these 3 properties. It should be noted that over this same time period most properties in Victoria only appreciated in value by roughly 20%. This seems like a significant premium for a savvy developer to pay for property that had not been publicly advertised for sale. Please remember, the developer is not "giving" this Menzies project to the CRD, the developer is "selling" the Menzies project to the CRD at "cost recovery", and as such it would seem that a large property cost premium is being passed on to the CRD, and ultimately to the tax payer. Perhaps a cynical person could even speculate that a \$1.2M property flip is being passed on to the CRD at the tax payer's expense? Or perhaps market property costs are just very expensive in this neighbourhood? Regardless, not only is this building too large to fit on the small, shallow Menzies Street lots, the property cost at Menzies is very expensive. It seems it would be financially responsible for the CRD to move this

development to a more affordable location, and ideally to a location where this large building will integrate into the neighbourhood and not adversely harm adjacent property values and privacy of the neighbouring properties: a more affordable location where the CRD's tax payer funded budget and available grants can go further to help even more people. As remarked over and over again at the CALUC, "this is a development in search of a suitable location".

Please understand, it is not the affordable housing component of this deal that is at issue. This has the appearance of an ethically sketchy deal, and beyond that the Menzies development is just too large and out of character for the neighbourhood. This building manipulates the James Bay Urban Village guidelines, and it ignores Victoria's own Multi-Residential Design Guidelines. This building is designed for small 43 studio/1 bedroom suites (including 1 accessible suite) out of 46 total suites. It is not a family friendly initiative. A family focused affordable housing townhouse or multi-quadplex/garden suite development AKA "Missing Middle" would better blend with this neighbourhood and be a far better fit for these Menzies properties. By exercising some vision the proposed 46 suite CRD housing project could be salvaged and relocated to a more appropriate location, while the Menzies properties could be used to support affordable family focused homes that would integrate into the residential landscape of this neighbourhood, with the end result of helping more people without altering the character of our neighbourhood or harming the future development of the James Bay Village Plan. Seems that with a little bit of effort and vision, more family's and single people could be helped.

If Council and the City's Development department buy into the idea of "parcelling select lots" within the Urban Village Zone doesn't this also mean that each of the adjacent residential properties are also deserving of the same near maximum heights and density now being asked for the Menzies development? Clearly this is a ridiculous idea that would not respect the spirit of the Official Community Plans or Guidelines regarding Urban Village development.

Recently it seems far too often homeowners are being vilified in affordable housing discussions. We are not the enemy. Like everyone in our neighbourhood we are honest, hardworking people. Collectively, homeowners and tenants alike, we are all a community. We care about where we live and we care about our neighbours. Homeowners do not deserve to be demonized just because we have been fortunate enough to purchase a home — and that is not an easy task in this city. As homeowners, my wife and I are not against supporting affordable housing in our neighbourhood, but we do expect that affordable housing will be managed in a responsible manner that integrates into our neighbourhood. Public funds should be spent to maximize their benefit, and by just looking at the land costs associated with the Menzies apartment, this project lacks public accountability. However, even with ignoring the premium cost of this land, the proposed Menzies Apartment building is simply too big and out of character for our neighbourhood and will cause harm to the adjoining homeowners; meanwhile this developer is massaging the system to max out their profits and will dash off into the sunset with bags full of money from their elite Tower project. The developer has no vested interest in our neighbourhood, we do.

We urge Council to reject this project, and also ask that the CRD suspend funding for this project until a more suitable, and affordable location can be found.

Respectfully,

Kevin Youck and Emily Schudel  
135 Medana Street

Attached for Reference to support our letter are the following excerpts from published City of Victoria Policy Documents (highlighting has been added for emphasis):

***The City of Victoria's Official Community Plan***

**Vision, Values and Goals p18**

**3.10 Engaged Citizens: Actively engage citizens and community stakeholders and value and respect their contributions. P18**

**SECTION 20: LOCAL AREA PLANNING. p135**

**20.(f) That public engagement is central to local area planning [SEE ALSO SECTION 15 – COMMUNITY WELL-BEING, CIVIC ENGAGEMENT]. p135**

***Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial — July 2012***

1.0 Area-wide context and transition between areas. P3

General guidelines

- **1.1 New development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative:**
  - **1.1.1 The architectural approach should provide unity and coherence in relation to existing place character** and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials.
  - **1.1.2 Buildings should be designed with sensitivity to context**, and build upon, without replication or mimicry, the character that is Victoria, creating a benchmark for future development.
  - **1.1.3 Building design that is sensitive and innovative in response to context is encouraged.**
- **1.2 Where new development is directly abutting lands in a different OCP Urban Place Designation, or it directly abuts a different Development Permit Area, the design should provide a transition between areas in ways that respond to established form and character, and that anticipate any future development.**
- **1.3 New buildings should respect the skyline prominence of heritage and other landmarks as identified in the official community plan and local area plans.**

Additional guidelines

**The following guidelines are specific to multi-unit residential and residential mixed-use development** and building additions:

- **1.5 New residential and residential mixed-use development should respect the character of established areas** and building variety through the form and massing of housing.
- **1.6 Multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, including, but not limited to, single-family dwellings, should:**
  - **1.6.1 Provide a transition in its form and massing to lower-density building forms.**
  - **1.6.2 Be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.**

city of victoria | Design Guidelines 3

Additional guidelines

**The following guidelines are specific to multi-unit residential** and residential mixed-use development and building additions:

- 2.4 Residential use at street level should have strong entry features and building designs that encourage interaction with the street.
- 2.5.1 Individual entrances with direct connections to the public sidewalk are encouraged.
- 2.5 Multi-unit residential developments are encouraged to be oriented to allow exposure to natural light.
- **2.6 Buildings should be located to address privacy impacts of adjacent residential uses and private open spaces.**

No, no no! This is the wrong site for something of this huge order of magnitude! What about the people who live on Medana? And this means that the James Bay Village will lose an opportunity to extend the village with a wonderful blend of shops and housing. And proper set backs with greenery and trees.

This proposal makes me very angry and totally frustrated with the lot of you . And afraid that you will actually approve this utter violation of our community. I really despair about the way you are ruining neighbourhoods in Victoria, as well as our downtown.

Please make sure that this totally inappropriate and overwhelming development does not proceed.

Mary Koyl

122 Clarence Street, Victoria BC.

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<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Ftender.victoria.ca%2Fwebapps%2Ffourcity%2Fprospero%2FfileDownload.aspx%3FfileId%3D35543C220622120931399258%26folderId%3D35139C220621101952944710&data=05%7C01%7Cmayorandcouncil%40victoria.ca%7C2d9e86b6aa2a4b3627a408da897c49f0%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637973464157747749%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=20ruXepcDxnp%2FDIAMKTOLA6WoXkkuMTVXP0daSk7u8g%3D&reserved=0>

Thank goodness for such commonsense projects. Victoria needs this type of housing very badly. Single bedroom and studio is what folks can use immediately. I totally support such projects. Vote to allow them to proceed. Thank you.

Gregor Campbell



Hi Lucina,

Here are my points in regards to considerations for the neighbors:

Noise attenuation / adjacent neighbour – We have proactively already raised the fence height and made a solid panel at the point of the fence that most impacts the neighbor.

Hours of operation – We currently operate from 8 am to 4:30 pm (On rare occasions due to high order volumes we need to run as late as 7:30 pm.but this is not often.)

Other manufacturing issues – We will do our best to keep these doors closed (outside of heat waves etc)

Use of accessory building – We can add back some bike parking to this building.

Use of outdoor space near residence – Staff do not use outdoor areas in any way that is inappropriate or has a negative effect on the neighbor.

Scheduling delivery and pick up – Unfortunately with a commercial loading zone in front of our business I have no control over when deliveries arrive. The trucks using that spot serve the whole block and are beyond my influence.

Our online order pick ups are individual customers of our cafe and have nothing to do with the temporary use permit for coffee roasting.

Signage in both businesses regarding street parking - We have had this up since day 1. Right on our front door.

Fumes and venting – There are no fumes from our production facility. We have a state of the art afterburner. It is CSA and UL certified and exceeds California low NOx emission standards, which are the toughest in the world. There are zero VOCs, zero smoke and zero odour. The exhaust passes through a 1,000,000 BTU catalytic oxidizer and comes out completely clean. It is maintained annually by an A class gas fitter. I imagine the smell the neighbors have detected was from one of the many other roasters (four within 2 km of the site. There was a fifth up until about 2 months ago)

I understand that all complaints need to be given equal consideration but all these issues were things we addressed very carefully in order to win the support we received during our initial development permit application. (The complainant was one of those supporters at the time and went as far as to speak on our behalf at city hall.) The comments from the city council from our last application reflect the amount of work we did to mitigate our impact on the neighbors.

**Councillor Loveday:** *"This is a very supportable application"*

I am very disappointed to see that the plans for this proposed development have not been altered. The plans still show the neighbouring houses on Medana Street pushed forward to the street implying a greater distance between them and the proposed building. This is misleading and should be corrected before Councilors are presented with it.

Making a decision on whether to allow such a monstrosity in a busy family neighbourhood should not be based on bogus drawings.

Thank you,

Lisa Miller  
122 Medana Street

## Grant Diamond

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**From:** Victoria E. Adams  
**Sent:** July 6, 2022 9:48 AM  
**To:** James Bay Neighbourhood Assoc.; Stephen Andrew (Councillor)  
**Cc:** Victoria Mayor and Council; Public Hearings  
**Subject:** July 13, 2022 JBNA CALUC MEETING -- RE: Menzies & Montreal/Quebec/Kingston Development Proposal and 131/135/139 Menzies Street Rezoning & Redevelopment Proposal

### **RE: Menzies & Montreal/Quebec/Kingston Development Proposal and 131/135/139 Menzies Street Rezoning & Redevelopment Proposal**

A [REDACTED] who has lived in two James Bay market rental multi-family residential buildings, I support the proposal for rezoning and redevelopment of 131/135/139 Menzies Street for much-needed affordable housing in our neighborhood.

James Bay was once considered the poorest neighborhood in the city. It has now become a premium location for expensive refurbished low-rise and high rise properties (various Starlight entities, The James at Harbour Towers, Concert properties – The Q Apartments and Reliance properties’ Seaview Towers redevelopment plan). More significantly is the growth of luxury strata units and townhomes for high-income professionals and retirees (e.g. Shoal Point, The Reef, Tapestry, and Capital Park not to mention redevelopment of Menzies-Montreal-Quebec-Kingston) all of which are located in a one-square-kilometer-sized neighborhood called James Bay.

Home to the city’s cruiseship and US ferry terminals, a heli-pad, coast guard station, and a number of hotels, James Bay has 12,771 residents (70 per cent of whom are tenants). This neighborhood comprises 7.1 per cent of the City of Victoria’s population (2021 Census). In 2016, 46 per cent the neighborhood’s population was over the age of 60. With soaring home prices and rents, many of our households are obliged to spend more than 50 per cent of their monthly income on rent. Since 2016, long-time tenants in our neighborhood have been facing large-scale displacement including renoviction and a serious threat of homelessness.

The City of Victoria’s **Market Rental Revitalization (MaRRS) Study**<sup>1</sup> presentation to Committee of the Whole, May 10, 2018<sup>3</sup> pointed out that 679 [purpose-built] market rental buildings (comprising 16,733 units) of which 80 per cent were built in 1960s and 1970s are now in serious need of upgrade or possibly demolition. This represents more than half of the city’s entire (affordable) rental housing stock.

The Community Social Planning Council of Greater Victoria published a recent report entitled, ***Under Pressure: The Rental Housing Experience of Seniors Living in James Bay, Victoria*** (July 2020)<sup>2,3</sup>, which highlights the urgent need for more accessible, affordable, and appropriate places as well as services for modest income seniors and those with disabilities to live in this neighborhood.

I understand that there is a proposal for the affordable housing amenity contribution for the Québec and Montreal housing project<sup>4</sup>, in which the developer is also proposing to build a purpose-built affordable housing building nearby at 131,135 and 139 Menzies Street. This building will be sold to the Capital Regional Housing Corporation (CRHC) and owned and operated by the CRHC in perpetuity.

Given the evidence presented, together with my personal lived experience as a modest income senior tenant in this neighborhood for more than two decades, I strongly recommend that the James Bay Neighborhood Association and the City of Victoria approve the rezoning application to accommodate the affordable housing proposal for 131/135/139 Menzies Street in James Bay.

Sincerely,

Victoria Adams  
#431-200 Dallas Road  
Victoria, BC  
V8V 1A4

#### References:

<sup>1</sup> City of Victoria Market Rental Revitalization Study presentation to Committee of the Whole, May 10, 2018  
<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=12471>

<sup>2</sup> Community Social Planning Council of Greater Victoria Report: <https://communitycouncil.ca/wp-content/uploads/2020/09/Under-Pressure-James-Bay-Seniors-Report-Sept-15-for-publication.pdf>

<sup>2</sup> Community Social Planning Council of Greater Victoria Infographic Report Summary:  
<https://communitycouncil.ca/wp-content/uploads/2020/07/Seniors-Infographic-Final.pdf>

<sup>4</sup>Email June 3, 2022 from James Bay Council Liaison, Stephen Andrew, to Citizens of James Bay concerning the Menzies/Montreal/Kingston/Development proposal

<https://jbna.org/wp-content/uploads/2022/06/220603-SA-Zoom-Menzies-Montreal.pdf>

July 19, 2022

110 Medana Street  
Victoria, BC  
V8V 2H5



Dear Mayor Helps:

I am writing to you regarding the proposed development proposal for lots 131/135/139 Menzies Street – a 5 story, 46-unit ‘affordable housing’ joint venture with the CRD and the developer Mike Geric Construction. I have lived in James Bay for 10 years and love the character and charm of the neighbourhood. The location is fantastic: close to the ocean, all the amenities I need and walking distance to downtown. I am against this project for the following reasons:

- The change of zoning for this project is not in keeping with the official community plan.
- What kind of housing is it going to be, and what guarantee is there that any of it will be ‘affordable housing’ once the CRD takes control of this property?
- James Bay already has a higher percentage (30% of target, by population) for CRD housing. What percentage do other neighbourhoods have? Cook Street Village, Rocklands, Oaklands and Fernwood etc.?
- This is the last remaining iconic village area in James Bay and we need to preserve it.
- A 5 story building will have a huge physical impact on the houses behind it and to the side which will result in shadowing and loss of privacy.
- All the units proposed are studio apartments with only three 3-bedroom units. The one lack in the mix is family housing. Could that not be the focus for this building? And what about green space?  
Nothing!

I hope you reconsider pushing this project through and consider the impact it will have on the people living in this lovely community. Thank you,

Sincerely,

Billy Page

CC: Marianne Alto  
Stephen Andrew  
Sharmarke Dubow  
Ben Isitt  
Jeremy Loveday  
Sarah Potts  
Charlayne Thornton-Joe  
Geoff Young

Hi Jeremy,

### **OCP**

The OCP is a well written and thought out document. There should be no reason to circumvent it, especially in James Bay. Developers have historically applied for extra density in James Bay, and succeeded, when they somehow bribed City Councilors. Bribes over the years have taken different forms though the latest has been to offer social or even rental housing in order to circumvent good city planning and the OCP. Note that any bribe used to change established and well planned out zoning rules is still a form of pandering to individual councilor needs and to the detriment of the neighbourhood of James Bay; developers historically gave heavily discounted Cadillacs or golf club membership in the late 1960s and now circumvent good city planning with whatever concession they think councilors will accept. The end result is a corruption of the process. The trick is for the developer to pander to a councilor and then make a big profit developing lower density zoned land they bought cheaper. Councilors justify such actions in their own minds, but corruption of the process is still simply corruption. When developers focus on appeasing a councilor's soft spots it is still bribery. Bribery should have no place in the City of Victoria, but it has been an issue in James Bay since the 1960s. A bribe is a bribe is a bribe. Bribes = corruption = poor city planning. The city and neighbourhoods suffer when councilors accept bribes. Will you circumvent the established and well thought out OCP in James Bay if a developer bribes you, panders to council's special need / pet cause: rental housing and increased density?.

### **Convenient Incongruent Rezoning**

Let's stop the ever greater egregious asks from developers with no concern for neighbourhoods. We have good zoning in place. James Bay still needs an updated plan for its village centre so why rezone anything before such a plan is complete? The OCP stipulates that there should be input from immediate neighbours before radical rezonings yet James Bay neighbours are still ignored. An attempt was made, one year ago, to push a previous proposal for 131-139 through without customary review, by the same developer making the current proposal. Circumventing the rezoning process was underhanded. James Bay is the highest density neighbourhood in BC outside of downtown Vancouver yet has limited access, three intersections, two of which are closed on dozens of days a year. The population of James Bay, with current zoning, is set to double in the next 15 years. Why would any councilor with any foresight or care for James Bay approve extra density over that which is currently allowed, unless they are bribed? Or perhaps there will be a new bridge built from Fisherman's Wharf to Vic West!? - to allow for increased James Bay access. The longer term residents of James Bay form a tight community yet the developers and councilors who vote for increased neighbourhood density never seem to be longer term residents of this community. Note that Marg Gardiner and former councilor Pam Madoff live here. Why make changes to a community that one is not a part of when the community is opposed?

### **Vision not an Entitlement**

My property and part of my block in James Bay is labeled in the *vision* of "Urban Village" with a proposed acceptable height of 6 stories. Pam Madoff, a Victoria Councilor for 25 years, who helped draft and approve this plan states that this is a *visionary* designation and not a right. On my block such a vision would require land assembly of 8 properties on Menzies, Medana and Simcoe Streets. This has not happened yet the developer of lots with depths as low as 77' or 71' (21.4m) after needing to give 2m to the City for a wider sidewalk, proposes a high rise block of no redeeming architectural merit. Medana will likely never be part of the land assembly, that would be required, as there are designated homes and the entire street is soon to be designated historical. The Urban Village label is therefore moot and

any proposal would break most tenets of the OCP. The only way rezoning would make sense is if council is bribed.

### **R2 and R3-2 Rules Flaunted**

Most 4 storey apartments in James Bay are zoned R3-2 and the current proposal thumbs its nose at even the generous density rules for R3-2. The proposal asks for 7m or 6m below grade rear and side setbacks, yet the R3-2 requirement is 12.5m, or double. Most other zoning rules are similarly broken. There is **no** R3-2 lot anywhere in the City near the shallow depth of this lot, most being 7m deeper. 135 and 139 Menzies together are too small in area for even an R3-2 lot, minimum 920sq m.. The front setback for such a high building proposed in R3-2 is 12 m yet they offer zero metres. The proposal ignores ALL good Victoria zoning rules. And this property is not even zoned R3-2 but R2. It is too shallow to ever be zoned R3-2, unless assembled with the lots on Medana St.

### **Rental Housing Potential**

Council hopes to have more rental housing built in the City. Note that Council has capacity to do this but passes the possibilities while developers rather dangle carrots on strings in front of blinkered views. Developers simply look for easy profits made by breaking rules and hope Council will collude with them. Currently most four storey rentals in James Bay are zoned to allow for 6 storey buildings, R3-2. These apartment buildings have been bought up by REITs, mostly in the past 7 years. The REITs will now allow the 60+ year old buildings to degrade to the point where they need multiple system renewals. Tenants will be evicted and new six storey condos, with smaller floor area apartments will be built. with twice as many residents. Council still has control over zoning so you could rewrite zoning, at no cost to the city, respecting the OCP. You need only require that a portion of the new "condo" apartments be rented for the coming few decades, and save say 5% of units per building for affordable housing. If a REIT like Capreit tears down and builds three new buildings, you could require that at least one new building be rental with 20% social housing. This would be a win-win. James Bay's population would still double, although we would still have the same 3 intersection choke point issues. By rezoning R2 lots to higher density you are however creating a James Bay access time bomb and creating a neighbourhood **devoid** of historic character, trees, green space, food garden potential, history and with restricted access.

### **Good Neighbourhood Example**

Take a look at what good developers do and dismiss the charlatans. Jawl Properties developed Capital Park in James Bay. They developed a large site that does not shade any residential property owners. They kept buildings bordering R2 neighbourhoods down to four stories with very ample setbacks and only to the north of existing houses across a street, with a set back of over 100'. Even on their own site their buildings do not shade each other. They have ample parking and amenities. They have a rental component. They have given a needed park and outdoor plaza area to the community, that they even maintain, clean and keep safe with patrols. Increased density means a need for more local parks. Now look at the turd proposed for 131-139 Menzies St., or Kingston and Michigan, or 50 Government St. I am an architect and recognize an architectural turd when I see one! James Bay is a wonderful neighbourhood and deserves more respect. Look to European cities which have density yet respect and preserve their historical homes, maintaining charm and character.

### **Neighbourhoods to be recognized at block level**

On a micro level this development steals my and my neighbours' afternoon sun, kills my mature bylaw protected trees (with a deep zero lot line ramp excavation) and tears down what could easily be a restored beautiful 1888 historic homes, designed by BC's first Architect Edward Mallandaine, family

homes of one of the few original settler families of Victoria. Our James Bay gardens were allotted for backyard produce gardens yet this development proposal steals the sun from my and my neighbours yards and extinguishes any privacy and peace that I find in my own small nature preserve. My son, who lives here in a secondary suite, founded CurbsideFarms.com aimed at local food sustainability in Victoria, yet this proposal takes away all of our backyard sun, *forever*. The development is even proposed on land that the neighbourhood survey denotes as my land! The "*honourable*" developers are using an erroneous survey and I must pay to prove it wrong, despite ample historical evidence to the contrary! The homes they propose to demolish speak of the history of our neighbourhood, the optimism and delight of these early settlers, living in a wonderful land. Is Caradonna an Italian name? The Medana Family was the first Italian family to settle in BC and was active in helping new Italian immigrants who came later. This development proposes to demolish the Romolo Medana home, as historic as the Carr house and still largely intact as built. Our block still has residents who have been here for as long as 92 years, their late grandparents longer. We object to this rezoning. I hope you can understand that our views should be respected rather than those of outsiders/developers/councilors who have never lived here and never will. This is our multigenerational home. Only but three neighbouring properties to 131-139 Menzies have 150 years of family history here and that will continue, double and triple for future generations. Please understand what a neighbourhood is. It is a home measured across generations. Please respect us Jeremy.

### **Unscrupulous Developers**

Note the Mike Geric Construction representative is Niall Paltiel. Niall is a councilor in North Saanich. He petitions for rezonings here, but does not allow such zonings in Brentwood Bay, near his home. This makes him a hypocrite. Mike Geric's last representative, Greg Gillespie, was a white collar criminal arrested for real estate securities fraud <https://www.vicnews.com/news/victoria-men-charged-with-securities-crimes/>. Note that developers renege on any deals that they can and residents have to come up with funds to sue them, so they get off scot free. Ask me about Aryze and the Rhodo development on Fairfield Road. Please respect the multigenerational residents of our street rather than outsider hypocrites and criminals.

Photo of 139 Medana attached. Any new building replacing this should have more merit than this historic gem, a potential tourist destination. But then, Victoria/James Bay does not need any charm nor tourism revenue, or does it?

--

Kirk Buhne B. Arch + family  
140 Medana St., Victoria BC (directly behind 135 Menzies St.)



**Subject:** 131, 135 and 139 Menzies Street

I have read the most recent report on this proposal in the James Bay Beacon for April 2023. The goal apparently is to create affordable multiple unit housing in the neighbourhood which in itself is an admirable goal. However the plan articulated as I understand it is to demolish the three current homes on the property which are heritage buildings dating to the late 19th century. The current homes are not in good repair but with appropriate remediation could provide affordable homes for the current or new residents without destroying the existing structures and causing distress in the neighbourhood. The proposed 5-storey building is out of character in that neighbourhood and will not likely be any more affordable than the current housing without significant subsidies.

Yours sincerely,

James Deitch

April 24 2023

Mayor and Councillors  
City of Victoria  
City Hall  
1 Centennial Square  
Victoria BC V8W 1P6

**RE: 131-139 Menzies Street Development Proposal**

Dear Mayor and Councillors,

As an Owner on Medana Street, I am writing in opposition to the above proposal.

The James Bay Community must be consulted and allowed a say on the type and style of housing. The proposal is not sympathetic to the existing heritage style and certainly does not consider the Urban Village Plan that James Bay is so very dedicated to. It will result in a drastic change to the social characteristics of the James Bay Neighbourhood

We are good citizens of this community. We take pride in and responsibility for, this community, the developments and the progressive attitude in so many areas of the City's well-being.

We own that sense of citizenship, responsibility, and heritage. We work for the best of the overall community.

**This Proposal contradicts these values.**

- While appealing for some people, it is not a project suitable for this location. It is a project looking for a site rather than a project created for a specific site, responding to surrounding conditions.
- The proposal, with reduced and inadequate setbacks (10 ft.) and 6 storeys in height towers over, and most inappropriately impacts, housing on Medana Street, most of which is 100-year-old housing.
- The Proposal does not satisfy the housing needs for the neighbourhood, namely family ground-oriented family housing.
- The proposal would remove a significant portion of lands designated as Large Urban Village pre-empting community discussion of the Menzies Village Center. It will impact the form of future development and the potential character of the village.

**This is NOT suitable to the James Bay Neighbourhood environment.**

I urge you to re-think this Proposal in light of the above and the reaction to this abhorrent proposal. James Bay Village is NOT the place for this development.

Sincerely,

Patricia Crichton  
128 Medana Street



Mayor and Council,

## **Don't Abandon the History of James Bay So Easily**

Someone thought this house worthy of honour. Enough to wrap its image around an electrical box at Niagara and Menzies in James Bay.

The house is not gone yet, but is on the chopping block.

The Medana Family was the first Italian family to settle in BC and was active in helping new Italian immigrants who came later. The proposed development at 131-139 Menzies proposes to demolish the Romolo Medana home (139 Menzies Street), as historic as the Carr house and still largely intact as built.

Is it on the Heritage Registry? No. Should it be? Yes. Should it be demolished? No.

Do the right thing.

Gosh, this building as proposed will destroy the James Bay Village, eliminate opportunities to do something really good and creative in that space, and do untold damage to Medana Street, which has an intact cluster of heritage homes.

Please do not let it go ahead - this height and mass is wildly over the top.

Mary Koyl  
122 Clarence Street  
James Bay

I would like to register my feelings on the proposed development on Menzies Street. I feel we do not have the infrastructure in that area to accommodate an apartment building. Thrifty's is fast becoming a misery to shop in, with long lines of shoppers, the cafe's are chock a block full, the schools are already building additions to them, the senior Activity Centre is jam packed and this is before the apartments/condos are finished being built on Menzies and Niagara: the Lifelabs on Michigan are always too busy for same day medical tests, their pre-booking for appointments full up: getting the same doctor at the Walk-in Clinic two times running is impossible.....etc., etc., I think some thought should also be given to the age demographics in James Bay, I know most seniors are afraid to go out of an evening with fear of being accosted or witnessing bad, frightening behaviour, that is not a light thing to consider. There is also the fact that x 3 handsome potential heritage houses are being demolished, regardless of the statement "we will work to relocate or deconstruct the three existing homes" we know which option will be chosen!! Thank you. Eunice Davison

**Subject:** 131 MENZIES ST 135 MENZIES ST 139 MENZIES ST

With respect to the above referenced project, I would like to express my objection to the current design and configuration of this proposed development/project.

I have no problem with the intended renters of this building, a lot of low cost rentals are needed. However, I think the development/project should enhance the neighbourhood. .

My problems with the development/project are as follows:

1. In my view, the building is too high. Five or six story buildings may be appropriate in some settings. However, given the narrow streets of James Bay and only limited or no set-backs, I do not believe any building should exceed four stories in our neighborhood without appropriate setbacks.

2. This building is set in the commercial heart of the James Bay neighborhood, yet provides only limited ground floor retail space. James Bay is a very walkable neighborhood but the lack of retail space in the Five-Corners forces people like myself to get in our cars to drive to other neighborhood centers to shop for services. If the City hopes to reduce the need for vehicular traffic, you will not only require more ground floor retail space from this project but from all projects. One only has to look at the walkable cities of Europe to see the success of this planning model.

3. As mentioned before, this project sits in the heart of the Five-Corners, If you look at the project in its totality, I suggest it is too big for the neighbourhood. The developer either does not understand the context in which it is set or does not respect it. The objective seems solely to "pack-in" as many units as possible as cheaply as possible. (I would note the disconcerting linkages that had been made between this project and a proposed 17-story luxury tower elsewhere in the neighborhood)

Finally, I would enthusiastically support this project if the above issues were seriously addressed. Otherwise, I would suggest that the developer seek another site in the neighbourhood that is more appropriate to the existing design. .

Sincerely,  
Willem Starink  
430 Luxton Ave.

**From:** Soressa Gardner [REDACTED]

**Sent:** Tuesday, June 20, 2023 12:59 PM

**To:** Rob Bateman <[rbateman@victoria.ca](mailto:rbateman@victoria.ca)>

**Cc:** Nikitas Dimopoulos [REDACTED]; Veronique Piton

[REDACTED]; Kirk Buhne [REDACTED]; Patricia Crichton

[REDACTED]; Richard Renaud <[REDACTED]>; Kevin Youck

[REDACTED]; Emily Schudel [REDACTED]; ICE Dennis Bolen <[REDACTED]>

**Subject:** Fwd: 131-139 Menzies Development Proposal

Rob,

I hope you received the below email and attachment. I am resending just in case you missed it.

I am also following up on behalf of my household and those of my immediate neighbours copied above. As you will see in the JBNA's report, over a hundred people attended the CALUC meeting for 131-139 Menzies and not one spoke in favour of the proposal.

We hope you may also find time to watch the video of the CALUC meeting:

<https://jbna.org/proposed-menzies-montreal-kingston-quebec-development/>

For over a year we have tried to communicate the crucial elements of our concerns to the developer:

- there is not sufficient room on this shallow lot;
- there is no appropriate transition in height and mass to blend with and respect the existing neighbours;
  
- the OCP has many guidelines, maximum height being only one of them.

We hope that the current focus on increasing housing stock does not overshadow sound urban planning practices.

Regards,

Soressa Gardner

Dennis E Bolen

---

**Soressa Gardner**  
**Dennis E. Bolen**  
136 Medana St.  
Victoria, BC V8V 2H5

[REDACTED]

Begin forwarded message:

**From:** Soressa Gardner [REDACTED]  
**Subject:** 131-139 Menzies Development Proposal  
**Date:** June 13, 2023 at 1:00:43 PM PDT  
**To:** Rob Bateman <[rbateman@victoria.ca](mailto:rbateman@victoria.ca)>

Rob,

In preparation for tomorrow night's CALUC meeting, our neighbours and I have put together a document that summaries the bulk of our concerns regarding Geric Construction's proposal for 131-139 Menzies Street. I am attaching the pdf (and a web link to it ) for your reference, and to be included in the City's files for this proposal.

You will see that our concerns, as from the start, focus on the height and mass of the 5-storey apartment building component of the proposal.

<https://bit.ly/TooBigTooTall>

Kind regards,

Soressa

---

Gardner

mobile:



# 131-139 Menzies Street

## Too Big Too Tall

City of VICTORIA Have Your Say  
Voice your opinion here.

<https://engage.victoria.ca/131-135-and-139-menzies-street-2>

May 31 → June 29 2023

Your comments will be provided to the applicant, CALUC, and City.

We are James Bay residents who believe the proposed five-storey development at 131 Menzies Street must be replaced with a much smaller development that respects the neighbourhood.



1 | MENZIES STREETSCAPE  
1:200

Above, superimposed on the developer's streetscape, are the buildings that will remain on either side of the Menzies Street Development, all built in the early 1900s.

Below is the impact on Medana Street directly behind the development to the east — this is a 5-storey building that is being shoe-horned into very shallow 82 ft. lots in the middle of Menzies Street. The proposed building is directly behind Medana Street's residential houses. The Medana Street homes are also on very shallow lots and have very shallow back yards. There is no back alley or any other separation; the adjacent homes and this building would be separated by a simple fence. Nowhere outside of downtown Victoria does zoning allow such a large building to be built onto such a shallow lot with minimal setbacks to the neighbouring properties.



2 | MEDANA STREETSCAPE  
1:200

## What is the proposal?

Geric Construction proposes to replace three character houses with a five-storey market rental building (40 units) on the northern two lots and three 3-storey townhouses (3 units) on the southern lot. The ground level of the mid-rise will include 1,200 sq. ft. commercial space.

It is important to note that the current zoning for all three lots is [R2 -Single Family Residential](#) which allows for two-family dwellings.

The proposed development is massive. It is too big and too tall for the proposed site and the neighbourhood.

- It replaces 3 houses with 43 units
- It towers at 5 storeys and 19 m
- It violates several existing zoning bylaws and building guidelines

The assembled three lots are a mere 82 ft. deep and as such, too shallow to even effectively support a missing middle multiplex without special allowances, let alone a 5-storey building. Neighbours have met with the developer numerous times to plead for a smaller building or missing middle development that would better integrate with the surrounding homes, yet Geric Construction continues to insist that a 5-storey building plus 3 townhouses is an appropriate and justifiable replacement for 3 character houses. We have proposed a row of 12 market townhouses for the site, which would include rental apartments on the ground floors as a more reasonable and realistic project, without the need of underground parking.

The rear setback of only 6.659 metres requires the removal of mature trees on the property, and threatens the root systems of the mature trees in the backyard of a neighbouring Medana St. property.

The heritage era houses directly behind on Medana St. are on equally shallow lots and positioned towards the back of their properties — the development will be far too close to the neighbouring houses, disrespecting both privacy and need for sunlight.

To achieve the requested 0 front yard setback, the Developer needs to “give” the City 2m. The City needs this 2m because Menzies St. is only 50’ wide in that block. The lot is therefore 6ft-7in shallower, or 76 ft deep, just 16 ft over what would be half the depth of a typical Victoria lot. They are effectively planning to build a 5-storey building on a 1/2 depth lot.

Note: The zoning changes required for the proposed three 3-storey townhouses on the southern end of the lot are not the focus of our complaint. They would:

- Include three market rental 3-storey townhouses with 3 parking spaces
- Stand 11 m high (7.6 m allowable)
- Have a floorspace ratio of 1.37 (0.5-1.0 allowable)

	Proposed	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multipole Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
Front	0 m	3 m ‡	4 m	6 m	10.5 m (for 4 storeys)
Rear	6.659 m	8.75 m	10 m	4 m	6 m*
Side	2 m (north) 1.77 m (south)	3 m 1.5 m (4.5 m combined)	6 m	4 m	6 m*

## Too-big too-tall

### Setbacks

All or most of the proposed setbacks are inferior to existing zoning requirements

‡ Estimated average of existing setbacks of adjacent lots

\* The greater of 3 m and one half the building height (maximum is 12 m)

	Proposed 5-storey Building	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multipole Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
Height	19 m*	11 m ‡	18.5 m	10.5 m	12 m
Number of storeys	5	2 ½	6	3	4

## Too-big too-tall

### Height

The proposed height exceeds all the existing zoning requirements

\* As per the drawings at the developer site

‡ For a public building. Family dwelling id lower (7.6 m and 2 storeys)

	Proposed	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multipole Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
FSR	2.91:1 (Apartment) 1.37:1 (Townhouse) ‡	0.5:1	2.0:1	1.0:1	1.6:1

Too-big too-tall

### Floor-space ratio (FSR)

The proposed FSR far exceeds all the existing zoning requirements

‡ Combined is 2.39:1

	Proposed	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multiple Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
Site coverage (maximum)	72.9%	40%	40%	50%	30%
Open site space (minimum)	32.8%	30%	50%	30%	30%

Too-big too-tall

### Site coverage

The proposed site coverage far exceeds all the zoning maxima

	Proposed	Schedule C
Vehicle parking spaces	17	32.3

**Too-big too-tall**      Vehicle parking as per schedule C  
 The proposed parking spaces is half (52.3%) of the required by schedule C

Parking is a controversial issue with arguments both for and against. There are definite drawbacks to building underground parking on this shallow site. If the geography on Menzies is similar to the adjacent properties, this site sits on shallow bedrock that will require much blasting that could potentially damage the foundations of the adjacent 100 year old residential homes. The excavation of the parking garage will be extremely costly and also require the removal of multiple mature trees and threaten the shallow roots system of the mature trees on the adjacent residential homes. The developer may claim the cost of the excavation as a reason to justify their need to build such a tall building. A smaller building or missing middle development would not require a massive excavation for parking.

	Schedule C per unit	Proposed	TOTAL
Apartment Village Center			
<45m <sup>2</sup>	0.6	25	15
45m <sup>2</sup> <x<70m <sup>2</sup>	0.7	11	7.7
>70m <sup>2</sup>	1.1	1	1.1
visitor	0.1	37	3.7
Affordable			
<45m <sup>2</sup>	0.2		0
45m <sup>2</sup> <x<70m <sup>2</sup>	0.5	4	2
>70m <sup>2</sup>	0.75		0
visitor	0.1	4	0.4
Commercial Village/Center			
1 space per 50m <sup>2</sup>	1	120 m <sup>2</sup>	2.4
TOTAL			32.3

Schedule C calculations

# Too-big too-tall

- The proposed development violates the City of Victoria Design Guidelines for Multi-Unit Residential, Commercial and Industrial:

- 1.1.1 The architectural approach should provide unity and coherence in relation to existing place character and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials.
- 1.2 Where new development is directly abutting lands in a different OCP Urban Place Designation, or it directly abuts a different Development Permit Area, the design should provide a transition between areas in ways that respond to established form and character, and that anticipate any future development.
- 1.5 New residential and residential mixed-use development should respect the character of established areas and building variety through the form and massing of housing.



- Pitched roofs are elements of single-family houses. They are not relevant in the context of a high-rise.
- The proposed development is contiguous, presenting an unbreakable wall having no relation to the neighbourhood of varied, distinct, and separated forms offering many sight-lines between them.

## Too-big too-tall

- The proposed development violates the City of Victoria Design Guidelines for Multi-Unit Residential, Commercial and Industrial:
  - 1.6 Multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, including, but not limited to, single-family dwellings, should:
    - 1.6.1 Provide a transition in its form and massing to lower-density building forms.
    - **No transition between 131, 136 Menzies and 139 Menzies**
    - 1.6.2 Be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.
    - **Balconies and large windows in the rear (facing Medana street) of the building**
- **The properties on Medana Street will be negatively affected by the cast shadows and by the intrusion to their privacy.**

## What about the Official Community Plan (OCP)?

In the City's Official Community Plan (OCP) 131 and 135 Menzies are in the proposed Urban Village Zone; 139 Menzies is not in the proposed Urban Village Zone — the developer is not making any attempt to respect the OCP's rules to transition and blend between different development zones. In fact, Geric Construction is trying to pass off the building's reduced 3 storey height at 139 Menzies (a height that still exceeds R2 family housing zoning) to serve as the transition from the Urban Village zone to the adjacent R2 family housing zone, but this part of their building is already in the family housing development zone -- so where is the required transition?

The large balconies and windows on the east face of the proposed building also violate the OCP guidelines requiring overlooking properties to respect neighbouring properties.

# Why so high?

Victoria's Official Community Plan (OCP) considers Large Urban Village as a zone that contemplates building up to 6 stories where appropriate.

This is why the Developer feels entitled to build so high. However, the actual zoning is still R2 (residential), and furthermore, OCP guidelines are not only for height but also for:

- blending with the neighbouring properties
- setbacks
- massing
- shadowing
- green space
- public amenities
- human scale

The following map shows that on Menzies, north of the Five Corners, all of the mixed use buildings have taken up the full depth of the Large Urban Village designated area in order to support their structures. This is achieved while respecting OCP guidelines. None of these structures exceed four storeys. Furthermore, they step down in height as they approach the Five Corners.

In the block containing 131-139 Menzies, similar heights could be achieved using the full depth of the Large Urban Village designated area. This, however, would entail the relocation/demolition of the houses on Medana. As it stands, the proposed lot is far too shallow. At 82 ft deep, the above listed OCP guidelines are cast aside to squeeze in a five storey structure.



## Bird's-eye view

The James Bay Community Plan (1996) spoke of development north of the Five Corners, not south. This aerial view shows that the development to the north does not infringe upon residential homes. There is plenty of transition space, and the street itself is wider. Menzies Street, south of the Five Corners, is not even as wide as residential Medana Street behind it.

### Blocks North and South of the Five Corners Hub



**Inside the Red Lines:**  
**Large Urban Village, as designated by the 2012 Official Community Plan (OCP)**

**North of the Five Corners — appropriate mixed use buildings utilize the full depth of the Large Urban Village designated area; none exceeds 4 storeys, stepping down as they approach the Five Corners.**

**South of the Five Corners — would require removal of heritage era houses on Medana Street to obtain the depth needed to achieve 4+ storeys while effectively meeting OCP requirements for: blending with neighbouring properties, massing, setbacks, shadowing, green-space, public amenities, human scale, etc.**

**Note: the proposed development lot is only 82ft deep.**

Too-Big Too-Tall

# Does anyone still need convincing?

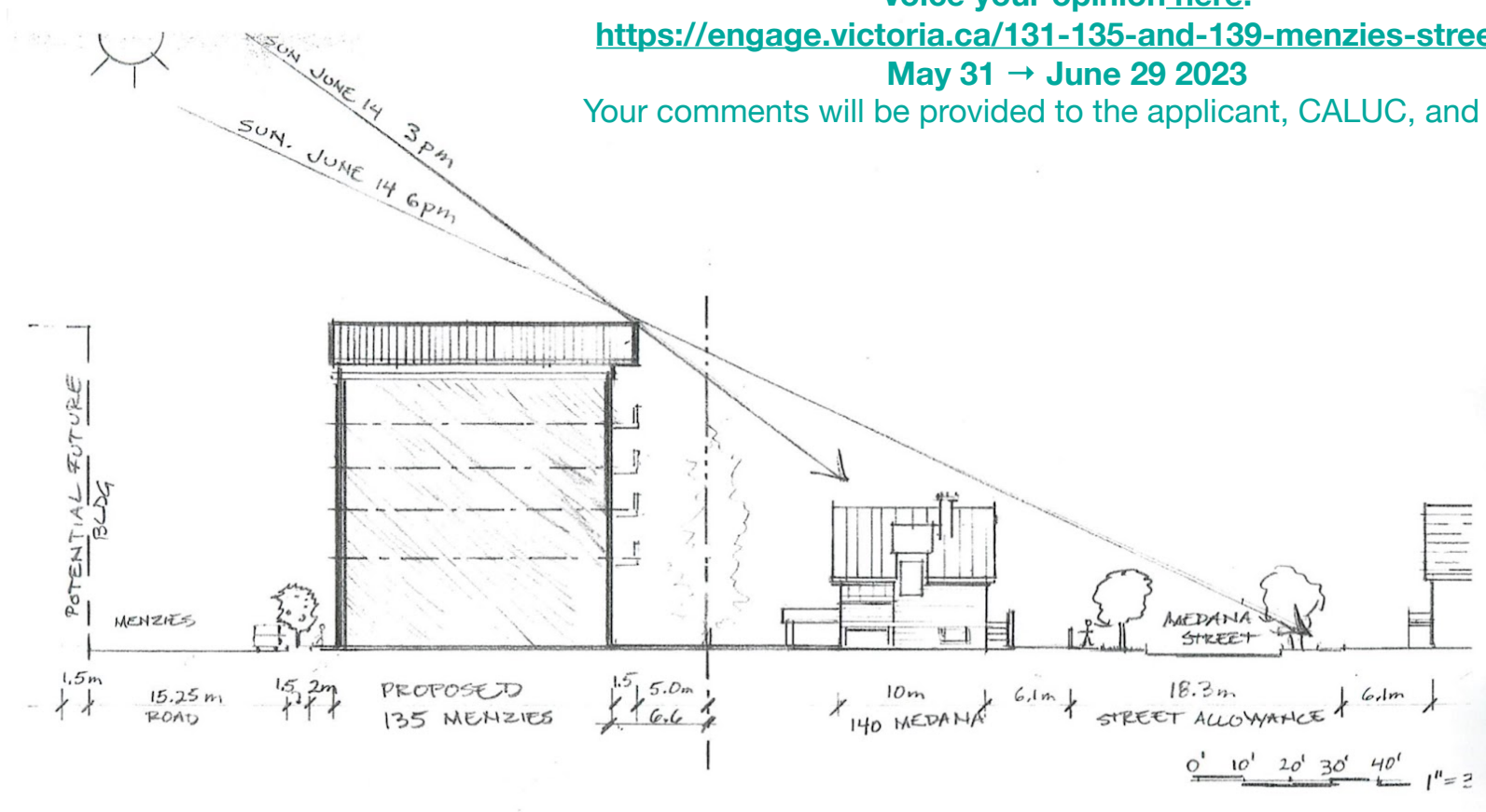
City of VICTORIA Have Your Say

Voice your opinion [here](https://engage.victoria.ca/131-135-and-139-menzies-street-2).

<https://engage.victoria.ca/131-135-and-139-menzies-street-2>

May 31 → June 29 2023

Your comments will be provided to the applicant, CALUC, and City.



This to scale drawing illustrates the the excessive height of the proposed apartment building, its proximity to the houses it towers over, and the shade it would create on June 14th, 2023, the night of the Community Association Land Use Committee (CALUC) Meeting where the developer presents it's proposal to the neighbourhood and interested parties via Zoom.

Mayor Alto,

On June 14th, the development proposal for 131-139 Menzies (at the Five Corners) was presented at the James Bay CALUC meeting.

We know you understand the problematic nature of spot zoning applications, and how they can interfere with sound community planning.

Over a hundred people were in attendance, and not one spoke in favour of the proposal.

We hope you will take the time to view the meeting:

<https://youtu.be/oRgzMxHPxXM>

For over a year we have tried to communicate the crucial elements of our concerns to the developer:

- there is not sufficient room on this shallow lot;
- there is no appropriate transition in height and mass to blend with and respect the existing neighbours;
- the OCP has many guidelines, maximum height being only one of them.

I have attached a document outing the details of our concerns.

Here is the direct link if you care to share it:

<https://bit.ly/TooBigTooTall>

We hope that the current focus on increasing housing stock does not overshadow sound urban planning practices.

Respectfully,  
Soressa Gardner  
Dennis E. Bolen

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**From:** Kirk Buhne <[REDACTED]>  
**Sent:** Friday, June 23, 2023 8:40 PM  
**To:** Rob Bateman <[rbateman@victoria.ca](mailto:rbateman@victoria.ca)>  
**Subject:** Re: 131-139 Menzies Development Proposal

Hi Rob,

Yes please add anything I have sent to the staff report, including comments from the CALUC chat record.

I am ever more fearful of out of character development after watching much of the June 22 Council meeting that canceled new Heritage Conservation Zones in James Bay, on Medana and for 100 block of Government St. To me this smelled of a political decision to push greater density and of a plan to destroy the few heritage streets left. It made no sense unless certain council members want to ruin this charming neighbourhood, a tourist draw, a heritage asset to Victoria. Mr. Caradonna disparagingly and erroneously described defined/curated heritage houses as “old crappy buildings”. We must forgive him as he is an arrogant American, supposedly with a history PhD. PhDs have superior grasps of vocabulary (crappy), but perhaps not the American ones.

I see that developers like Geric have funded Council members. There is evidence of some of their funding from Geric in the campaign contribution statements of Caradonna, Dell, Laughton, Thompson and Alto. Developers want to cash in on how desirable James Bay still is, but through bad, inappropriate and ugly development they will change the desirability of James Bay and transform it into downtown Langford, a land devoid of this unique character. Why not just build these buildings in Langford where they belong? Well, profit. Municipal politicians in the USA often have dirty hands, but I assumed Victoria was more “woke”.

I hope that the planning department can have the power to sway councillors who have been bribed and cajoled by developers who do not live in Victoria and just jump in here to ruin for profit. This city and other municipalities have more appropriate areas to develop with greater density. Even during their campaigns most of the developer financed politicians promised us that James Bay was dense enough, but politicians who are in the pockets of developers tend to lie.

I cannot believe that the developer is proposing to cut and kill the protected trees along the property line and council is changing their “green” tune to likely allow this. Note that Geric blatantly lied about locations and sizes in their arborist report from last year. But then, Geric’s last manager was a convicted white collar criminal who had as history of playing fast and loose with the law. This developer seems bent on thumbing their noses at planning rules, the OCP and acting as if Council is giving them a “Get Out of Jail Free” card (monopoly game reference).

I put trust in you to enforce good planning principals. This lot is just too shallow at 82.5’ minute 6.7’ = 75.8’ while most Victoria lots are 120’ (most lots in London England, Vancouver, Seattle, Portland, Toronto... are 120’ or more). Building in required setbacks amounts to expropriation of my air/sun/privacy rights, I had when I purchased this property, without any compensation.

What can I do to mitigate this egregious proposal?

---

**From:** Kirk Buhne [REDACTED]  
**Sent:** Tuesday, June 20, 2023 3:36 PM  
**To:** Rob Bateman <[rbateman@victoria.ca](mailto:rbateman@victoria.ca)>  
**Subject:** Fwd: 131-139 Menzies Development Proposal

Rob,

Further to Soressa's email, here attached is a record of the chat from the CALUC meeting. This chat record is further proof of how this project is not supported by anyone in the community, while pointing out how the proposal is wrong on so many levels. The James Bay village deserves better. So many salient points were made in the chat that cannot be ignored.

Our Too Big Too Tall PDF covers relevant zoning points. The developer and Council may cherry pick items from the OCP, like possible six storey heights but they ignore most of it. This is like legally buying a car that can drive 200 km/hour and then running it full speed through a school zone. Good zoning laws, as we have, are full of checks and balances. I live behind the middle lot of this development and I stand to lose use of my garden, as well as privacy and sunlight - yet I am offered nothing in the . Note that Menzies measures as 43' wide here and the lots are but 82.5' deep, or 76' once 2m is ceded to the city street. Note that a development to the north on Menzies on only 4 storeys has a greater setback where the street is already 60' wide. Most Victoria streets are wider, with residential streets at 60' and most lots as 120' deep. How could this lot be in any way appropriate for such a building? Few cities in North America and in temperate Europe allow such dense developments on such small lots. This development would set a precedent for building 60'+ high buildings on half lots in Victoria.

I am stunned that this proposal got as far as it did as it even lacks such basic information as dimensions on setbacks, height dimensions. I am an architect and have made many rezoning applications in other cities, and these drawings would not have met minimum requirements in most Canadian jurisdictions, without a political push. The drawings are so vague as to allow the developer much latitude should they be approved. Of particular concern is how they show protected trees, outside of any building envelope cut down on drawings yet existing on their animation walk through. The trees require generous root protection zones as the soil is shallow here with bedrock close to the surface.

19:07:10 From Nadine King to Bob Vander Steen(Direct Message):  
Hi my video was turned off and I can't start my video as it says the host has stopped it.

19:07:33 From Nadine King to Bob Vander Steen(Direct Message):  
I'm part of the MGC presentation

19:09:29 From Claire Smith to Everyone:  
For easy access to 131-139 Menzies documents please go to this site:  
<https://www.jamesbayconcernedcitizens.ca>

19:10:23 From Kevin Youck to Everyone:  
Reacted to "For easy access to 1..." with

19:11:13 From Dennis E Bolen to Everyone:  
Reacted to "For easy access to 1..." with

19:12:36 From K Gallagher to Everyone:  
With respect to BHP thank you, Jeremy!

19:13:10 From Graham Hawkins to Everyone:  
Reacted to "With respect to BHP ..." with

19:14:16 From Kevin Youck to Everyone:  
Reacted to "With respect to BHP ..." with

19:14:42 From Bob Vander Steen to Nadine King(Direct Message):  
I can't start your video and don't believe I turned it off ...

19:15:02 From Bob Vander Steen to Nadine King(Direct Message):  
can you see if you are able to start it?

19:21:21 From Elizabeth KOZAK to Everyone:  
It would help if there was no loitering on downtown sidewalks, property owners are encouraged to gate unused doorways, and have sidewalks cleaned as many times a week as Dallas Road! Also a bylaw to ensure that there is no consumption of drugs on our streets.

19:21:25 From Soressa Gardner to Everyone:  
Reacted to "With respect to BHP ..." with

19:21:44 From Graham Hawkins to Everyone:  
Reacted to "It would help if the..." with

19:21:50 From Brad & Christine to Everyone:  
Reacted to "It would help if the..." with

19:22:16 From Sherry Hyde to Everyone:  
Reacted to "It would help if the..." with

19:22:22 From Edy Bradley to Everyone:  
The Highway Access Bylaw 1991 needs to be revised immediately This misguided bylaw is the reason why the 450 Dallas proposal, at Lewis Street has the parkade coming off of Lewis street, a dead end street with lots of children living on the street. The parkade access also is the reason for a 100 year old maple tree to be destroyed as was approved by mayor and council last Thursday. A travesty that is unnecessary.

19:23:08 From Dennis E Bolen to Everyone:  
Reacted to "The Highway Access B..." with

19:23:16 From Soressa Gardner to Everyone:  
Reacted to "The Highway Access B..." with

19:23:30 From Amanda Gaunt to Everyone:  
Reacted to "The Highway Access B..." with

19:23:54 From Derek Hawksley to Everyone:  
Reacted to "The Highway Access B..." with

19:25:21 From Kevin Youck to Everyone:  
Reacted to "The Highway Access B..." with

19:25:50 From Yeshua Moser to Everyone:  
Thanks for the FCM update Jeremy

19:26:16 From Jacqueline Lewis to Everyone:  
back in the turn of the century the bridge fell and hundreds of people perished... we don't have enough bridges for the number of people and the displaced blue collar people who have lived in the lower cost housing that is being replaced its hard because so many people are being affected by so much progress in James Bay with the roads and everything it is going too fast I am worried that the entire neighborhodd will implode with all the blasting that is going on with the politics and the tearing apart the buildings in the inner

harbor the military housing is next yep.

19:27:32 From Brad & Christine to Everyone:

Can we have mosquito treatment for the boat pond on Dallas - there are natural products that can be added to prevent the prevalence of mosquitos

19:28:13 From Lorne Brownsey to Everyone:

Trevor - ocp

19:28:15 From Mariann Burka to Everyone:

(Mariann Burka) The removal of this beautiful tree on Dallas at Lewis is unforgivable. Developers should be required to show that alternatives to tree removal have been fully considered and that tree removal is the last resort. We need better preservation and protection of our urban forest. Bylaws for tree protection are observed more in the breach.

19:28:21 From Bob Vander Steen to Trevor Moat(Direct Message):

you forgot Lorne

19:29:05 From Soressa Gardner to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:29:10 From Ocean Inglin to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:29:31 From Amanda Gaunt to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:31:25 From Soressa Gardner to Everyone:

Reacted to "Can we have mosquito..." with

19:31:46 From Priscilla Tumbach to Everyone:

Reacted to "The Highway Access B..." with

19:32:16 From Jalal Elarid to Everyone:

Ensure the OCP densification involving James Bay and the city also incorporates discussions with SD61 for enrollment capacity and educational infrastructure too.

19:32:31 From Ocean Inglin to Everyone:

Disenfranchising local neighbourhoods from planning processes and increasing top down centralized planning does not bode well for our future communities

19:32:41 From Kirk Buhne to Everyone:

Reacted to "Disenfranchising loc..." with

19:32:45 From Soressa Gardner to Everyone:

Reacted to "Disenfranchising loc..." with

19:32:51 From Kirk Buhne to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:32:54 From Dennis E Bolen to Everyone:

Reacted to "Disenfranchising loc..." with

19:32:59 From Ingrid Holm to Everyone:

Reacted to "Disenfranchising loc..." with

19:33:01 From Amanda Gaunt to Everyone:

Reacted to "Disenfranchising loc..." with

19:33:04 From Elizabeth Stone to Everyone:

Reacted to "Disenfranchising loc..." with

19:33:07 From Agnes Vollmeier to Everyone:

Reacted to "Disenfranchising loc..." with

19:33:12 From Graham Hawkins to Everyone:

Reacted to "Disenfranchising loc..." with

19:33:38 From Becky Vander Steen to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:34:14 From Kevin Youck to Everyone:

Reacted to "Disenfranchising loc..." with

19:34:35 From Priscilla Tumbach to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:34:36 From Kevin Youck to Everyone:

Reacted to "Ensure the OCP densi..." with

19:35:56 From Edy Bradley to Everyone:

19:36:13 From Kirk Buhne to Everyone:  
Removed a reaction from "Disenfranchising loc..."

19:36:14 From Kirk Buhne to Everyone:  
Reacted to "Disenfranchising loc..." with

19:36:18 From Coralee Bell to Everyone:  
Reacted to "Disenfranchising loc..." with

19:38:29 From Trevor Moat to Bob Vander Steen(Direct Message):  
Thanks Bob. I'm not seeing priorities in the raised hands.

19:38:33 From Lisa Miller to Everyone:  
Green space, yes Lorne, thank you, we need that badly

19:38:48 From Soressa Gardner to Everyone:  
Reacted to "Green space, yes Lor..." with

19:41:17 From Graham Hawkins to Everyone:  
Thanks Priscilla!

19:41:22 From Soressa Gardner to Everyone:  
Reacted to "Thanks Priscilla!" with

19:41:24 From Dennis E Bolen to Everyone:  
Priscilla; my sentiments exactly; couldn't believe when Caradonna tossed off his 'at least it wasn't twelve stores' comment.

19:41:25 From Kevin Youck to Everyone:  
Reacted to "Thanks Priscilla!" with

19:41:30 From Graham Hawkins to Everyone:  
Reacted to "Thanks Priscilla!" with

19:41:37 From Sherry Hyde to Everyone:  
Reacted to "Pricilla; my sentime..." with

19:41:37 From Edy Bradley to Everyone:  
Thank you Priscilla

19:41:48 From Graham Hawkins to Everyone:  
Reacted to "Green space, yes Lor..." with

19:41:51 From Dennis E Bolen to Everyone:  
Reacted to "Thanks Priscilla!" with

19:42:00 From Graham Hawkins to Everyone:  
Reacted to "Pricilla; my sentime..." with

19:42:07 From Laura West to Everyone:  
Reacted to "Thanks Priscilla!" with

19:42:11 From Graham Hawkins to Everyone:  
Reacted to "Thank you Priscilla" with

19:42:31 From Laura West to Everyone:  
Reacted to "Pricilla; my senti..." with

19:42:49 From Laura West to Everyone:  
Reacted to "Thank you Priscilla" with

19:43:18 From Adele Haft to Everyone:  
The "15-minute city" means that James Bay will continue to take the densification hit.

19:45:04 From Claire Smith to Everyone:  
If you would like to review plans and see your neighbours input, please go to :  
<https://www.jamesbayconcernedcitizens.ca>

19:46:32 From Sherry Hyde to Everyone:  
If the densification continues James Bay will soon look like the West End of Vancouver.

19:47:20 From Bob Vander Steen to Everyone:  
To receive the JBNA emails or to become a member please visit

19:47:25 From Bob Vander Steen to Everyone:  
<https://jbna.org/about/membership/>

19:48:44 From Kevin Youck to Everyone:  
Reacted to "If you would like to..." with

19:52:32 From Claire Smith to Everyone:  
You can clearly see how shallow the lots on Menzies and Medana are in the last image vs Clarence to Medana



19:52:42 From Kevin Youck to Everyone:  
Reacted to "You can clearly see ..." with

19:53:03 From Ingrid Holm to Everyone:  
Reacted to "You can clearly see ..." with

19:53:31 From Claire Smith to Everyone:  
30 feet taller

19:53:42 From Kirk Buhne to Everyone:  
Existing houses are one storey not 2 as stated by Niall

19:54:01 From Dennis E Bolen to Everyone:  
Reacted to "If you would like to..." with

19:54:05 From Soressa Gardner to Everyone:  
Reacted to "30 feet taller" with

19:54:08 From Edy Bradley to Everyone:  
This proposal is the densest proposal in James Bay. This development has too many violations of the zoning, the OCP and Urban Design Guidelines to be considered by either the community or council!

19:54:17 From Kevin Youck to Everyone:  
Please note that the setbacks that exist are to single family homes, not a 5 storey building on extremely shallow lots === please note that the adjacent homes are also on equally shallow lots.

19:54:40 From Dennis E Bolen to Everyone:  
Reacted to "You can clearly see ..." with

19:54:44 From Yeshua Moser to Everyone:  
The rear setback of only 6.659 metres requires the removal of mature trees on the property, and threatens the root systems of the mature trees in the backyard of a neighbouring Medana St. property. The heritage era houses directly behind on Medana St. are on equally shallow lots and positioned towards the back of their properties — the development will be far too close to the neighbouring houses, disrespecting both privacy and need for sunlight.

19:54:55 From Patrick Smith to Everyone:  
In your own words: "Yes it's five stories, yes it's a narrow lot". Exactly why it excessive for the neighbourhood.

19:55:01 From Ingrid Holm to Everyone:  
Reacted to "Please note that the..." with

19:55:11 From Ocean Inglin to Everyone:  
Reacted to "In your own words: "... " with

19:55:18 From Dennis E Bolen to Everyone:  
Reacted to "Please note that the..." with

19:55:22 From Kirk Buhne to Everyone:  
4 three bedroom units but most units are bachelor and one bedroom apartments

19:55:27 From Amanda Gaunt to Everyone:  
Reacted to "Please note that the..." with

19:55:29 From Kirk Buhne to Everyone:  
Reacted to "In your own words: "... " with

19:55:35 From Soressa Gardner to Everyone:  
Reacted to "Existing houses are ..." with

19:55:51 From Dennis E Bolen to Everyone:  
Reacted to "The rear setback of ..." with

19:55:55 From Soressa Gardner to Everyone:  
Reacted to "This proposal is the..." with

19:56:03 From Soressa Gardner to Everyone:  
Reacted to "Please note that the..." with

19:56:04 From Dennis E Bolen to Everyone:  
Reacted to "In your own words: "... " with

19:56:32 From Kirk Buhne to Everyone:  
The traditional retail village ends north of this property.

19:56:56 From Soressa Gardner to Everyone:  
Reacted to "The rear setback of ..." with

19:57:00 From Lisa Miller to Everyone:  
No back lane, no delivery area, too narrow, no green space

19:57:07 From Soressa Gardner to Everyone:

Reacted to "In your own words: "... with

19:57:20 From Soressa Gardner to Everyone:

Reacted to "4 three bedroom unit..." with

19:57:26 From Lara hurrell to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:57:28 From Kevin Youck to Everyone:

The neighbourhood's number 1 concern was against the height and mass of this building, — we can sacrifice any retail space in exchange for a 2 1/2 storey family friendly townhouse structure.

19:57:32 From Edy Bradley to Everyone:

The commercial building to the North of the proposal is 1 storey. The 5 storey building proposed is too high beside the 1 storey. It violates the 45 degree Urban Design principle. A 2 or 2.4 storey would be proposed. Please revise your proposal to reduce the height.

19:57:52 From Yeshua Moser to Everyone:

The current zoning for all three lots is R2 -Single Family Residential which allows for two-family dwellings. The proposed development is massive. It is too big and too tall for the proposed site and the neighbourhood - It replaces 3 houses with 43 units - It towers at 5 storeys and 19 m

19:57:54 From Kirk Buhne to Everyone:

The project steps up yet their is no transition to the residential neighbourhood

19:58:05 From Coralee Bell to Everyone:

GREAT point, Lisa. We already see a lack of loading for large deliveries near Capital Park.

19:58:07 From Edy Bradley to Everyone:

The 5 storey building is too height for the narrowness

19:58:09 From Lisa Miller to Everyone:

The large urban village map is new to me!

19:58:11 From Soressa Gardner to Everyone:

Reacted to "The neighbourhood's ..." with

19:58:22 From Kirk Buhne to Everyone:

This lot does not fit the Large Urban Village designation

19:58:33 From Ingrid Holm to Everyone:

Reacted to "No back lane, no del..." with

19:58:52 From Dennis E Bolen to Everyone:

Reacted to "The traditional reta..." with

19:58:54 From Soressa Gardner to Everyone:

Reacted to "The commercial build..." with

19:58:59 From Dennis E Bolen to Everyone:

Reacted to "No back lane, no del..." with

19:59:10 From Kirk Buhne to Everyone:

The proponent has already gone past their 10 minutes

19:59:15 From Dennis E Bolen to Everyone:

Reacted to "The neighbourhood's ..." with

19:59:27 From Dennis E Bolen to Everyone:

Reacted to "The commercial build..." with

19:59:40 From Soressa Gardner to Everyone:

Reacted to "The current zoning f..." with

19:59:44 From Dennis E Bolen to Everyone:

Reacted to "The current zoning f..." with

20:00:01 From Soressa Gardner to Everyone:

Reacted to "The project steps up..." with

20:00:06 From Soressa Gardner to Everyone:

Reacted to "GREAT point, Lisa. ..." with

20:00:07 From Ingrid Holm to Everyone:

Reacted to "The current zoning f..." with

20:00:11 From Soressa Gardner to Everyone:

Reacted to "The 5 storey buildin..." with

20:00:21 From Lara hurrell to Everyone:

I like the addition of the commercial space as part of the plans. However, the building is way too high

for the village of James Bay. I feel for the neighbours behind the project. It will affect their light and have a major impact on them.

20:00:28 From Ingrid Holm to Everyone:

Reacted to "GREAT point, Lisa. ..." with

20:00:32 From Kevin Youck to Everyone:

All of these lots are single family housing — the density of the urban village is stated to be granted ONLY WHERE APPROPRIATE — this building is completely out of scale with the adjacent homes and commercial buildings in the neighbourhood.

20:00:38 From Soressa Gardner to Everyone:

Reacted to "I like the addition ..." with

20:00:45 From Ocean Inglin to Everyone:

Reacted to "I like the addition ..." with

20:00:47 From Ocean Inglin to Everyone:

Removed a reaction from "I like the addition ..."

20:00:48 From Ocean Inglin to Everyone:

Reacted to "I like the addition ..." with

20:00:50 From Amanda Gaunt to Everyone:

Reacted to "I like the addition ..." with

20:00:57 From Kevin Youck to Everyone:

Reacted to "I like the addition ..." with

20:00:58 From Soressa Gardner to Everyone:

Reacted to "All of these lots ar..." with

20:01:09 From Edy Bradley to Everyone:

The 5 storey building is too tall for the narrowness of Menzies street. It violates OCP. This height of building is intended by the OCP design guidelines to occur on a street with twice the width. Please reduce the height to 2 or 2.5 storey Maximum.

20:01:33 From Ingrid Holm to Everyone:

Reacted to "I like the addition ..." with

20:01:41 From Kirk Buhne to Everyone:

The commercial component is below grade? is that a good part of the streetscape

20:02:29 From Graham Hawkins to Everyone:

Reacted to "The 5 storey buildin..." with

20:02:43 From Graham Hawkins to Everyone:

Removed a reaction from "The 5 storey buildin..."

20:02:46 From Kirk Buhne to Everyone:

The OCP calls for heights to be no more than half the width of the street. Menzies is about 43' wide here, meaning the building should be only 21.5' along the street

20:02:51 From Yeshua Moser to Everyone:

Your neighbours on Medana have no transition, its just a wall

20:03:00 From Graham Hawkins to Everyone:

Reacted to "All of these lots ar..." with

20:03:14 From Yeshua Moser to Everyone:

this is a 5-storey building that is being shoe-horned into very shallow 82 ft. lots in the middle of Menzies Street. There is no back alley or any other separation; Nowhere outside of downtown Victoria does zoning allow such a large building to be built onto such a shallow lot with minimal setbacks to the neighbouring properties.

20:03:23 From Graham Hawkins to Everyone:

Reacted to "The 5 storey buildin..." with

20:03:34 From Kirk Buhne to Everyone:

There is no transition to the Medana houses just a wall on a substandard shallow lot

20:03:38 From Kevin Youck to Everyone:

The property with townhouses are not located in the Village zone — so where is the transition from urban village to the adjacent R2 zoning — the townhouses mass is in violation of R2 Zoning

20:03:48 From Ingrid Holm to Everyone:

Reacted to "this is a 5-storey b..." with

20:03:53 From Soressa Gardner to Everyone:

The property is too shallow to even qualify for missing middle 6-plexes. And that would be 3 lots x 6

units = 18 units. 30% would have to be 3-bedroom (5-6 units) Yet this proposes 43 units and 4 3-bedrooms.

20:03:55 From Dennis E Bolen to Everyone:

Reacted to "I like the addition ..." with

20:03:57 From Graham Hawkins to Everyone:

Reacted to "this is a 5-storey b..." with

20:04:03 From Dennis E Bolen to Everyone:

Reacted to "All of these lots ar..." with

20:04:15 From Dennis E Bolen to Everyone:

Reacted to "The 5 storey buildin..." with

20:04:17 From Amanda Gaunt to Everyone:

Reacted to "this is a 5-storey b..." with

20:04:28 From Dennis E Bolen to Everyone:

Reacted to "Your neighbours on M..." with

20:04:31 From Kirk Buhne to Everyone:

Shadows all evening long at my house. I can see the sun angle where I st now, and it is to be blocked by the 5 storey wall

20:04:36 From Ingrid Holm to Everyone:

Reacted to "The property is too ..." with

20:04:37 From Kevin Youck to Everyone:

Reacted to "this is a 5-storey b..." with

20:04:52 From Amanda Gaunt to Everyone:

Reacted to "The property is too ..." with

20:04:52 From Dennis E Bolen to Everyone:

Reacted to "this is a 5-storey b..." with

20:05:28 From Dennis E Bolen to Everyone:

Reacted to "The property is too ..." with

20:05:33 From Kevin Youck to Everyone:

Seems the excavation for the underground parking ramp will disturb and damage the large adjacent trees

20:05:34 From Kirk Buhne to Everyone:

Protected trees and still being cut. Root zones are being excavated and will kill some protected trees on shallow soil over bedrock

20:05:39 From Yeshua Moser to Everyone:

The proposed development is contiguous, presenting an unbreakable wall having no relation to the Medana st neighbourhood of varied, distinct, and separated forms offering many sight-lines between them.

20:05:47 From Soressa Gardner to Everyone:

Reacted to "Shadows all evening ..." with

20:05:55 From Soressa Gardner to Everyone:

Reacted to "Seems the excavation..." with

20:06:06 From Kevin Youck to Everyone:

Reacted to "The property is too ..." with

20:06:07 From Ocean Inglin to Everyone:

Those rooftop gables look like and added on afterthought to a basic cube design

20:06:14 From Soressa Gardner to Everyone:

Reacted to "Protected trees and ..." with

20:06:17 From Jalal Elarid to Everyone:

Reacted to "Those rooftop gables..." with

20:06:19 From Ocean Inglin to Everyone:

Reacted to "Those rooftop gables..." with

20:06:22 From Ocean Inglin to Everyone:

Removed a reaction from "Those rooftop gables..."

20:06:44 From Kevin Youck to Everyone:

Reacted to "The proposed develop..." with

20:06:48 From Amanda Gaunt to Everyone:

Reacted to "The proposed develop..." with

20:06:51 From Patrick Smith to Everyone:

TOO TALL for such a small lot and so close to single family dwelling neighbours.

20:06:54 From Amanda Gaunt to Everyone:  
Reacted to "Those rooftop gables..." with

20:06:57 From Soressa Gardner to Everyone:  
Reacted to "The proposed develop..." with

20:07:02 From Jacqueline Lewis to Everyone:  
I think it is tragic that the south facing side of the building has one or two small windows. I guess that growing beautiful gardens on south facing property will not be an option It probably will be likely the next building south will likely tower one that building. I like that there is some green space there James Bay doesn't have enough comercial retail for the incredible amount of people moving into this neighborhood

20:07:08 From Soressa Gardner to Everyone:  
Reacted to "Those rooftop gables..." with

20:07:11 From Claire Smith to Everyone:  
I wait longer than 10 seconds almost every trip on Menzies

20:07:16 From Kirk Buhne to Everyone:  
While the parking garage is further back, it is still too close to root zones. Excavations will cut up to half the roots of trees on neighbouring property. The ramp excavation goes right to the rear property line

20:07:16 From Yeshua Moser to Everyone:  
add

20:07:58 From Soressa Gardner to Everyone:  
Reacted to "While the parking ga..." with

20:08:02 From Deb Hull to Everyone:  
Reacted to "I like the addition ..." with

20:08:47 From Kevin Youck to Everyone:  
Reacted to "While the parking ga..." with

20:08:53 From Edy Bradley to Everyone:  
I am a professional designer, U of M grad, Faculty of Architecture, Streamed in Interiors. The unit planning of these suites are unacceptable for human liveability. Too narrow..... Circulation in most of the units is hampered. Living room furniture is shown as the smallest available. Conflicting door swings.....The second bedrooms at 9' x9' ..as you show only fits a twin bed size. Tiny closets.... Units have no front entry closets! many have no front entry at all. 9' wide living rooms in some. Please decrease the number of units that you are trying to jamb into this over-dense proposal so that the units can be livable for humans. Your 3 bedroom units have a 9' x 9' living room. How are 4,5 people supposed to live there? in their bedrooms?

20:09:08 From Kirk Buhne to Everyone:  
Parking is not enforced by the city in residential zones so how will we keep the overflow from this project from parking in our spaces? I observe our current parkgin on this block. Many of those in small apartments are trades people with triucks and vans that do not fit in garages. These tradespeoplke often also have cars

20:09:18 From Dennis E Bolen to Everyone:  
Reacted to "I think it is tragic..." with

20:09:36 From Pamela Madoff to Everyone:  
The proponent speaks of the transition in height from north to south. How does it transition from west to east?

20:09:41 From Dennis E Bolen to Everyone:  
Reacted to "While the parking ga..." with

20:09:47 From Soressa Gardner to Everyone:  
Reacted to "I am a professional ..." with

20:09:56 From Sherry Hyde to Everyone:  
Reacted to "I am a professional ..." with

20:09:57 From Kevin Youck to Everyone:  
Reacted to "The proponent speaks..." with

20:10:03 From Ingrid Holm to Everyone:  
Reacted to "The proponent speaks..." with

20:10:06 From Amanda Gaunt to Everyone:  
Reacted to "I am a professional ..." with

20:10:10 From Dennis E Bolen to Everyone:  
Reacted to "I am a professional ..." with

20:10:14 From Kevin Youck to Everyone:

There is no transition from west to east  
20:10:27 From Amanda Gaunt to Everyone:  
Reacted to "The proponent speaks..." with

20:10:29 From Derek Hawksley to Everyone:  
Reacted to "The proponent speaks..." with

20:10:34 From Jacqueline Lewis to Everyone:  
I really hope the city knows what they are doing with the seismic in the neighbourhood the whole neighbourhood is being blasted it is in what was a bunch of mud and rock kind scary !!!

20:11:49 From Ocean Inclin to Everyone:  
You can provide all kinds of incentives for people and alternative modes of transport for people to use, BUT you cannot ensure that people will not have a car regardless.

20:11:59 From Ingrid Holm to Everyone:  
Reacted to "You can provide all ..." with

20:12:14 From Soressa Gardner to Everyone:  
Reacted to "Parking is not enfor..." with

20:12:14 From Edy Bradley to Everyone:  
The proposal has not shown that the parkade entry is directly across from the entry/exit of a very busy Thrifts parking lot. It has not shown that it is on a very narrow street. It does not show that it is 5 car lengths from the 5 corners. Please revise your site plan to indicate these items.

20:12:19 From Soressa Gardner to Everyone:  
Reacted to "The proponent speaks..." with

20:12:22 From Ocean Inclin to Everyone:  
Reacted to "You can provide all ..." with

20:12:23 From Ocean Inclin to Everyone:  
Removed a reaction from "You can provide all ..."

20:12:25 From Mary Koyl to Everyone:  
I feel both heartbroken and angry, the original proposal was grotesque, and now it feels as if with some tweaking, the proponent is now expecting the community to be pleased with something slightly less grotesque. It's still five stories tall...

20:12:28 From Lisa Miller to Everyone:  
that three D diagram makes the neighbouring houses look weirdly high

20:12:35 From Amanda Gaunt to Everyone:  
Reacted to "You can provide all ..." with

20:12:49 From Soressa Gardner to Everyone:  
Reacted to "You can provide all ..." with

20:12:50 From Yeshua Moser to Everyone:  
All or most of the proposed setbacks are inferior to existing zoning requirements The proposed height exceeds all the existing zoning requirements The proposed site coverage far exceeds all the zoning maximums

20:12:52 From Kevin Youck to Everyone:  
The drone height flyover makes the building look less imposing — not a real representation of the impact of this building .

20:12:58 From Soressa Gardner to Everyone:  
Reacted to "I feel both heartbro..." with

20:13:00 From Claire Smith to Everyone:  
Please explain how a five story building appears just slightly taller than a 1.5 story house behind

20:13:14 From Graham Hawkins to Everyone:  
Reacted to "The drone height fly..." with

20:13:25 From Bill & Lorna Quine to Everyone:  
Is there any actual evidence that reducing available parking decreases automobile use versus adding to competition for street parking?

20:13:28 From Graham Hawkins to Everyone:  
Reacted to "Please explain how a..." with

20:13:37 From Sherry Hyde to Everyone:  
Reacted to "Is there any actual ..." with

20:13:47 From Amanda Gaunt to Everyone:  
Reacted to "The drone height fly..." with

20:13:48 From Ocean Inglin to Everyone:

Reacted to "Is there any actual ..." with

20:13:55 From Amanda Gaunt to Everyone:

Reacted to "Please explain how a..." with

20:14:03 From Amanda Gaunt to Everyone:

Reacted to "Is there any actual ..." with

20:14:12 From Coralee Bell to Everyone:

Reacted to "You can provide all ..." with

20:14:55 From Kate Ulmer to Everyone:

The development at village green 131 units (86 net) shouldn't be perceived as the flood gates opening for all following developments. This feels like too much too fast for a neighborhood that is already pulling its weight for density. A 3 storey building seems more appropriate in this space.

20:15:07 From Edy Bradley to Everyone:

Please provide a shadow study for the months May, June, July, August from 6 pm to 9 pm. We all know that sundown here is past 9 pm in these months.

20:16:36 From Ingrid Holm to Everyone:

Reacted to "All or most of the p..." with

20:16:38 From Edy Bradley to Everyone:

The smallest units are smaller than the city's suggested size.

20:16:41 From Amanda Gaunt to Everyone:

Reacted to "The development at v..." with

20:16:50 From Ingrid Holm to Everyone:

Reacted to "Please explain how a..." with

20:16:50 From Al and Donna Morrison to Everyone:

These meetings start to feel like it's the citizens against the developers AND the City of Victoria.

20:17:21 From Graham Hawkins to Everyone:

Reacted to "These meetings start..." with

20:17:39 From Joan and Colin O'Connor to Everyone:

Reacted to "The development at v..." with

20:17:50 From Lisa Miller to Everyone:

Reacted to "These meetings start..." with

20:18:04 From Jeremy Caradonna to Everyone:

Hi all. This is for the chair - my address and that of Councillor Dell, and any other elected official, is private information and it's inappropriate for the speaker to reference it in this or any format. I take it as an oblique threat towards me and my family. My request is for the chair to enforce this norm in this and future CALUC meetings. Thank you.

20:18:12 From Priscilla Tumbach to Everyone:

Reacted to "These meetings start..." with

20:18:42 From Edy Bradley to Everyone:

Balconies overlooking houses' bedrooms is unacceptable to the neighbours and not in-line with bylaws.

20:18:45 From Yeshua Moser to Everyone:

I concur with the comments of my next door neighbour Nikitas

20:19:03 From Gayle Nelson to Everyone:

In addition, there are full height patio doors and projecting balconies overlooking Medana St. yards. The windows are shown as regular height and as per building code the bedroom egress windows cannot have high sills to prevent overlook. The Geric statement is 100% fiction that there will be protection from overlook. The balconies even project beyond the stated rear setback by 2m. All windows and balconies overlook rear windows eliminating any privacy.

20:19:06 From Kirk Buhne to Everyone:

How can this project possibly have any transition to my property? It blocks all of my evening light. It totally overlooks my site. The Geric responses does acknowledge the overlook by saying that the rear windows will be high, but they have full windows and projecting balconies

20:19:09 From Claire Smith to Everyone:

With all due respect Mr. Caradonna I did not hear your address spoken at any time

20:19:09 From Edy Bradley to Everyone:

I concur with Kirk's comments.

20:19:59 From Pamela Madoff to Everyone:

The consultant stated that the OCP recommends a height of 6 storeys. This is not the case. The OCP states that a height of 6 storeys is a possibility but many other site conditions must be taken into consideration that would actually determine what an appropriate height might be.

20:20:01 From Kevin Youck to Everyone:

No addresses were mentioned, no threats were made.

20:20:02 From Kirk Buhne to Everyone:

What do we believe with the proposal when the developer says they are avoiding overlook with high windows when the drawings show the opposite.

20:20:28 From Jalal Elarid to Everyone:

Reacted to "The consultant state..." with

20:20:31 From Edy Bradley to Everyone:

What I see of this proposal, the changes have not addressed the neighbourhoods requests at all.

20:20:44 From Kevin Youck to Everyone:

Reacted to "What I see of this p..." with

20:20:59 From Yeshua Moser to Everyone:

add

20:21:07 From Kirk Buhne to Everyone:

This development works if they respect the rear setbacks and height restrictions but it is too high and without an appropriate setback.

20:21:21 From Claire Smith to Everyone:

Reacted to "The consultant state..." with

20:21:28 From Claire Smith to Everyone:

Reacted to "What I see of this p..." with

20:21:34 From Lara hurrell to Everyone:

The building is really a couple stories too high for the area. It's a village not downtown.

20:22:12 From Susan Draper to Everyone:

I appreciate the efforts to keep the mature trees and add more plants to the site. As well, it looks less like a block and having the peak roof line does feel more "house like". People are worried that some of the units are small for families. This is a reality many people are prepared to live with if it gets them into a new building at a great location with all the services within walking distance. I think we should avoid projecting our own needs and values on to future renters. On a street like Menzies, it's to be expected there would be more density. I think this proposal is much improved from the original. I look forward to having more commercial stores in the village. Change is hard but change we must if we want our children and grandkids to be able to afford to live here.

20:22:12 From Dean Rysstad to Everyone:

Reacted to "The consultant state..." with

20:22:16 From Kirk Buhne to Everyone:

Placemaking: This proposal defies all of the OCP recommendations for placemaking. it is too high against the street

20:22:39 From Adele Haft to Everyone:

Please see <https://www.jamesbayconcernedcitizens.ca/projects-of-concern>, a site by James Bay Concerned Citizens. The section on the Menzies Proposal emphasizes the many problems with this 5-storey building, its impact on traffic and the Five Corners and immediate neighbours.

20:22:55 From Sarah Greschner to Everyone:

Reacted to "I appreciate the eff..." with

20:23:10 From Edy Bradley to Everyone:

What are the amenities to the community at this site? this proposal does not qualify for extra density.

20:24:41 From Ingrid Holm to Everyone:

Reacted to "The consultant state..." with

20:24:42 From Soressa Gardner to Everyone:

Reacted to "The proposal has not..." with

20:24:47 From Soressa Gardner to Everyone:

Removed a reaction from "I feel both heartbro..."

20:24:48 From Ingrid Holm to Everyone:

Reacted to "No addresses were men..." with

20:24:54 From Soressa Gardner to Everyone:

Reacted to "that three D diagram..." with



20:25:01 From Soressa Gardner to Everyone:

Reacted to "All or most of the p..." with

20:25:03 From Kirk Buhne to Everyone:

The roof top dormers just make this even higher. Look to the old Oriental Hotel St to see how this is done properly . The idea is to provide a positive addition to the village centre, This is not positive and offers little even aesthetically

20:25:11 From Soressa Gardner to Everyone:

Removed a reaction from "All or most of the p..."

20:25:18 From Soressa Gardner to Everyone:

Reacted to "The drone height fly..." with

20:25:23 From Soressa Gardner to Everyone:

Reacted to "Please explain how a..." with

20:25:26 From Mary Koyl to Everyone:

I'm confused, is the proponent suggesting that some trees and one retail space are "amenities?"

20:25:27 From Claire Smith to Everyone:

The mature trees the developer is showing are the trees on neighbouring lots that may not be killed by the digging of the parkade. These mature trees are not on the developers site

20:25:31 From Soressa Gardner to Everyone:

Reacted to "Is there any actual ..." with

20:25:48 From Soressa Gardner to Everyone:

Removed a reaction from "Is there any actual ..."

20:26:00 From Soressa Gardner to Everyone:

Reacted to "The development at v..." with

20:26:19 From Soressa Gardner to Everyone:

Reacted to "Please provide a sha..." with

20:26:23 From Peri Smith to Everyone:

I will just say - with respect - that the City doesn't own James Bay - and Mayor and Council don't appear to represent the interests of James Bay - as such, I don't find it compelling to hear how the project meets City objectives or political aims. I think what matters is what the community of James Bay would like to see - i.e., the old official community plan. This project just isn't James Bay - it is too tall, too dense, eliminates a significant amount of green space, and encroaches on the well-being of neighbours. A significant adverse impact on James Bay as a whole - and truly awful for near neighbours.

20:26:24 From Soressa Gardner to Everyone:

Reacted to "The smallest units a..." with

20:26:27 From Dennis E Bolen to Everyone:

Reacted to "I really hope the ci..." with

20:26:33 From Kirk Buhne to Everyone:

Wind issues have been ignored. This proposal will channel winds at high levels along Menzies and in Medana yards, exacerbated by the east west wall of the 6 storey at Village Green site.

20:26:36 From Edy Bradley to Everyone:

I concur with Soressa's comments.

20:26:36 From Jacqueline Lewis to Everyone:

Menzies street 5 corner inter section can not handle the volume cars and people coming in from the cruse ships and some 2000 plus new residences that are being developed in James Bay the volume of people, cars, passengers walking and driving out from the inner harbor the ROAD AND STREETS are NOT BIG ENOUGH

20:26:37 From Dennis E Bolen to Everyone:

Reacted to "You can provide all ..." with

20:26:46 From Soressa Gardner to Everyone:

Reacted to "These meetings start..." with

20:26:46 From Dennis E Bolen to Everyone:

Reacted to "The proposal has not..." with

20:26:59 From Dennis E Bolen to Everyone:

Reacted to "I feel both heartbro..." with

20:27:03 From Nikitas Dimopoulos to Everyone:

Pitched –gabled roofs are elements of single-family houses. They are not relevant in the context of a high-rise

20:27:06 From Dennis E Bolen to Everyone:  
Reacted to "that three D diagram..." with

20:27:06 From Amanda Gaunt to Everyone:  
Reacted to "I will just say - wi..." with

20:27:18 From Dennis E Bolen to Everyone:  
Reacted to "All or most of the p..." with

20:27:22 From Dennis E Bolen to Everyone:  
Reacted to "The drone height fly..." with

20:27:40 From Dennis E Bolen to Everyone:  
Reacted to "Please explain how a..." with

20:27:54 From Claire Smith to Everyone:  
Reacted to "I concur with Soress..." with

20:27:56 From Amanda Gaunt to Everyone:  
Reacted to "Pitched -gabled roof..." with

20:28:03 From Agnes Vollmeier to Everyone:  
Reacted to "I will just say - wi..." with

20:28:06 From Claire Smith to Everyone:  
Reacted to "Wind issues have bee..." with

20:28:13 From Ocean Inglin to Everyone:  
Reacted to "Pitched -gabled roof..." with

20:28:29 From Kirk Buhne to Everyone:  
Council has professed concern about preserving tree canopy yet this proposal cuts down the largest tree, on my property line, a tree that is 50 to 100 years old. This tree is outside of the building envelope and is erroneously shown as staying on the walk through that was given. This is misleading

20:28:32 From Edy Bradley to Everyone:  
47 units proposed

20:28:50 From Soressa Gardner to Everyone:  
Reacted to "What I see of this p..." with

20:28:54 From Dennis E Bolen to Everyone:  
Right on Patricia...50 feet!

20:29:02 From Soressa Gardner to Everyone:  
Reacted to "This development wor..." with

20:29:02 From Laura West to Everyone:  
Reacted to "Right on Patricia..." with

20:29:04 From Kirk Buhne to Everyone:  
The lot is simply too shallow for such a building

20:29:08 From Soressa Gardner to Everyone:  
Reacted to "The building is real..." with

20:29:36 From Soressa Gardner to Everyone:  
Reacted to "Placemaking: This pr..." with

20:29:46 From Deb Hull to Everyone:  
Well said Patricia.

20:29:48 From Nikitas Dimopoulos to Everyone:  
The proposed development is contiguous, presenting an unbreakable wall having no relation to the neighborhood of varied, distinct, and separated forms offering many sightlines between them

20:29:53 From Amanda Gaunt to Everyone:  
Reacted to "Well said Patricia." with

20:30:01 From Ocean Inglin to Everyone:  
Townhouses YES Massive apartment block NO

20:30:07 From Joan and Colin O'Connor to Everyone:  
Reacted to "Well said Patricia." with

20:30:12 From Amanda Gaunt to Everyone:  
Reacted to "Townhouses YES Massi..." with

20:30:15 From Priscilla Tumbach to Everyone:  
Reacted to "Townhouses YES Massi..." with

20:30:18 From Kirk Buhne to Everyone:  
The mission statement of the JBNA includes preserving heritage yet this proposal neglects all

proportion, all scale and tears down our oldest houses in the village dated from 1888.

20:30:20 From Soressa Gardner to Everyone:  
Link to summary of our view of the project at  
<https://bit.ly/TooBigTooTall>

20:30:23 From kathleen bligh to Everyone:  
Apartment block NO

20:30:27 From Joan and Colin O'Connor to Everyone:  
Reacted to "Townhouses YES Massi..." with

20:30:40 From Adele Haft to Everyone:  
Well said, Patricia!

20:31:22 From Dennis E Bolen to Everyone:  
Reacted to "I will just say - wi..." with

20:31:31 From Kirk Buhne to Everyone:  
This proposal neglects the fact that my historical property line is 10' over what they show as their property. n This 10' has never been sold to the 135 Menzies

20:31:33 From Dennis E Bolen to Everyone:  
Reacted to "Wind issues have bee..." with

20:31:37 From Elizabeth Stone to Everyone:  
I'd like to have the developer provide a REASON the building has to be higher than it's zoned for. Why? Why not build something that goes in the neighborhood?

20:31:38 From Lisa Miller to Everyone:  
Reacted to "Well said Patricia." with

20:31:38 From Dennis E Bolen to Everyone:  
Reacted to "I concur with Soress..." with

20:31:44 From Soressa Gardner to Everyone:  
I would rather this meeting went over time by an hour than have al parties so rushed to express themselves.

20:31:50 From Cheri Wu to Everyone:  
I agree ... a 3 story building - midstreet would be more esthetic and neighborhood friendly. We are your next door neighbor. Overall the design and green space is good along with the commercial area proposal; however the design does not have the "James bay" vibe - too modern for the surrounding area. It is difficult to please all.

20:32:01 From Dennis E Bolen to Everyone:  
Reacted to "Pitched -gabled roof..." with

20:32:20 From Kirk Buhne to Everyone:  
This projects ignores all aspects of the OCP contrary to Niall's comments. Six stories is not a right. What about setbacks, height and all else?

20:32:31 From Dennis E Bolen to Everyone:  
Reacted to "Well said Patricia." with

20:32:43 From Dennis E Bolen to Everyone:  
Reacted to "The proposed develop..." with

20:32:46 From Nikitas Dimopoulos to Everyone:  
The OCP provides an upper limit not o exceed! It does not dictate the massing nor the height!

20:32:54 From Dennis E Bolen to Everyone:  
Reacted to "Townhouses YES Massi..." with

20:32:59 From Kevin Youck to Everyone:  
When the neighbours met with the developer in November, at the end of the meeting I purposely asked if the developer would consider our concerns and develop a building that integrates with our neighbourhood — the flatly replied that they were not interested in changing their design.

20:33:03 From Lisa Miller to Everyone:  
three stories maximum should be allowed by the city

20:33:14 From Dennis E Bolen to Everyone:  
Reacted to "Link to summary of o..." with

20:33:22 From Dennis E Bolen to Everyone:  
Reacted to "Apartment block NO" with

20:33:28 From Dennis E Bolen to Everyone:  
Reacted to "Well said, Patricia!" with

20:33:37 From Kirk Buhne to Everyone:  
6.6 m rear setback is not even allowable in Missing Middle for a 2 storey house.

20:33:40 From Dennis E Bolen to Everyone:  
Reacted to "This proposal neglec..." with

20:33:50 From Soressa Gardner to Everyone:  
The drawings still show a lot of trees being removed. And the bedrock is close to the surface, so root systems spread out more widely. Tree roots will be damaged.

20:33:58 From Dennis E Bolen to Everyone:  
Reacted to "I would rather this ..." with

20:34:04 From Elizabeth Stone to Everyone:  
Put the tall buildings on a lot that supports it. Not cram them in to the infill. This is ridiculous and should not be allowed.

20:34:16 From Kirk Buhne to Everyone:  
Note that whe the developer met with us they did not even take notes or minutes. We were not listened to.

20:34:19 From Dennis E Bolen to Everyone:  
Reacted to "I agree ... a 3 story ..." with

20:34:24 From Claire Smith to Everyone:  
This project is simply too tall and too big for these very narrow lots, likely the most narrow in the city on a very narrow street. The same block that has a very large apartment development being built. James Bay has stepped up to add housing at every turn. This is TOO BIIG TOO TALL and will impact all residents of James Bay as it is OUR historic Village Centre!

20:34:25 From Kevin Youck to Everyone:  
Reacted to "This project is simp..." with

20:34:28 From Nikitas Dimopoulos to Everyone:  
Why one should adhere to the OCP but nt t\o the zoning which are bylaws!

20:34:30 From Kevin Youck to Everyone:  
Reacted to "Why one should adher..." with

20:34:34 From Ocean Inglin to Everyone:  
As to precedents - The mistakes of the past need not inform the present

20:34:37 From Deb Hull to Everyone:  
Reacted to "This project is simp..." with

20:34:47 From Amanda Gaunt to Everyone:  
Reacted to "This project is simp..." with

20:34:50 From Ingrid Holm to Everyone:  
Reacted to "Put the tall buildin..." with

20:34:53 From Joan and Colin O'Connor to Everyone:  
Reacted to "This project is simp..." with

20:34:58 From Patricia Crichton to Everyone:  
Quite right, Elizabeth - right building - wrong place!

20:35:03 From Soressa Gardner to Everyone:  
There was talk of inset balconies, but it appears this is no longer the case?

20:35:10 From Amanda Gaunt to Everyone:  
Reacted to "As to precedents - T..." with

20:35:12 From Patrick Smith to Everyone:  
The absolute massive size of the building on a small site is the primary issue. The revised proposal is still too tall and too large for the small lot size.

20:35:20 From Dennis E Bolen to Everyone:  
Reacted to "Put the tall buildin..." with

20:35:27 From Coralee Bell to Everyone:  
Reacted to "As to precedents - T..." with

20:35:40 From Claire Smith to Everyone:  
You will have an opportunity to provide feedback to the City on this development, please visit <https://www.jamesbayconcernedcitizens.ca>

20:35:45 From Kirk Buhne to Everyone:  
How can the overlook be addresssd with units facing Medana? Bedroom windows must be of egress size which gives overlook and los of privacy

20:35:49 From Pamela Madoff to Everyone:

While a legal precedent is not set, and does not fetter Council's future decision making, what does happen is that this type of rezoning 'paves the way' for future, and similar development, as the context is changed.

20:35:55 From Amanda Gaunt to Everyone:

Reacted to "The absolute massive..." with

20:36:21 From Coralee Bell to Everyone:

Reacted to "While a legal preced..." with

20:36:25 From Jacqueline Lewis to Everyone:

<https://archives.victoria.ca/menzies-street> just a bit of what happened

20:36:33 From Kate Ulmer to Everyone:

Reacted to "While a legal preced..." with

20:36:37 From Jalal Elarid to Everyone:

Reacted to "While a legal preced..." with

20:36:49 From Edy Bradley to Everyone:

There are 667 units proposed for James Bay on the city Development Tracker. This site, proposing 47 units does not need to be this dense. Please cut it down to 2 or 2.5 storey with a fraction of the units. Have each unit be actually livable. Show the people, present and future, that you care about whom it is you are proposing to house. Housing is for humans. Architects need to keep that in mind, regardless of the client's push for more and more. Human scale. Human use. Developers need to keep their proposals to livable spaces, and not feel free to push consultants to go beyond what they know is good planning.

20:36:56 From Soressa Gardner to Everyone:

The OCP has many guidelines besides total possible height. 5 storeys is only appropriate when other considerations are met. Basically you'd need to acquire the lots on Medana to be able to step down and blend with the neighbouring properties.

20:37:02 From Dennis E Bolen to Everyone:

Reacted to "This project is simp..." with

20:37:10 From Kirk Buhne to Everyone:

This is a dangerous precedent, 60' + height is a six story height.

20:37:23 From Brad & Christine to Everyone:

If I could envision something for this space, I would love to see a series of townhouses with live/work options and green backyards. We need space for families and also opportunities to create space for independent business incubation and entrepreneurship. - How many townhouses could be built with this in mind that could be sold and allow families to build equity in their lives.

20:37:24 From Kevin Youck to Everyone:

Ironically at our march meeting with Niall he stated that the roof top deck was removed due to privacy concerns of the neighbours to the west — in fact there is only a parking lot to the west — the neighbours are to the east — and as Niall was passing pictures around the room featuring outset balconies, he stated the building only added "modest inset" balconies on the east — he was surprised when we brought to his attention that the drawings featured outset balconies on the east.

20:37:26 From Elizabeth Stone to Everyone:

I don't understand why the builder has the power here. Seems to me everyone thinks this building is too high and too much for the area. The builder knows there is massive objection, yet I hear nothing is being done about this. Ignoring the concerns....

20:37:33 From Dennis E Bolen to Everyone:

Reacted to "Quite right, Elizabe..." with

20:37:41 From Niall Paltiel to Everyone:

My contact is [REDACTED]

20:37:51 From Kevin Youck to Everyone:

Reacted to "If I could envision ..." with

20:37:51 From Dennis E Bolen to Everyone:

Reacted to "The absolute massive..." with

20:37:56 From Ingrid Holm to Everyone:

Reacted to "While a legal preced..." with

20:38:27 From Dennis E Bolen to Everyone:

Reacted to "While a legal preced..." with

20:38:28 From Ocean Inglin to Everyone:

Good neighbours listen to one another's concerns and act accordingly

20:38:33 From Kevin Youck to Everyone:

Niall — please note, a good neighbour doesn't build a 5 storey building in their neighbour's back yard.

20:38:49 From Amanda Gaunt to Everyone:

Reacted to "I don't understand w..." with

20:39:01 From Amanda Gaunt to Everyone:

Reacted to "Good neighbours list..." with

20:39:09 From Dennis E Bolen to Everyone:

Reacted to "There are 667 units ..." with

20:39:11 From Graham Hawkins to Everyone:

Reacted to "I will just say - wi..." with

20:39:11 From Amanda Gaunt to Everyone:

Reacted to "Niall — please note,..." with

20:39:16 From Graham Hawkins to Everyone:

Reacted to "I will just say - wi..." with

20:39:17 From Joan and Colin O'Connor to Everyone:

Reacted to "Niall — please note,..." with

20:39:38 From Dennis E Bolen to Everyone:

Reacted to "The OCP has many gui..." with

20:39:48 From Kevin Youck to Everyone:

^ 6 storey's are allowed only where appropriate —

20:39:55 From Graham Hawkins to Everyone:

Reacted to "I concur with Soress..." with

20:39:56 From Yeshua Moser to Everyone:

5 stories? Niali, which part of NO didn't you understand?

20:39:56 From Dennis E Bolen to Everyone:

Reacted to "If I could envision ..." with

20:40:08 From Jacqueline Lewis to Everyone:

I worry about what is below all the buildings and rock brought into James Bay (look at the history of the inner harbor...) how many oil tanks have been buried or were buried underground in this neighbourhood all the houses built in the 1900's on??? all over the neighbourhood are on mud and rock.

20:40:25 From Ingrid Holm to Everyone:

Reacted to "The OCP has many gui..." with

20:40:32 From Deb Hull to Everyone:

Well said Kirk.

20:40:51 From Amanda Gaunt to Everyone:

Reacted to "Well said Kirk." with

20:40:53 From Billy Page to Everyone:

My concern is increase in traffic and parkade access - extremely close to five corners and Thrifty's parking lot and loading dock which is a nightmare already

20:42:07 From Susan Draper to Everyone:

It seems like many would be happy with 6-9 townhomes on this site. How lovely that would be for the few people who would be able to rent such expensive homes! Only professional people or retired folks would fall into that category- is this what diversity looks like in James Bay? What makes a city vibrant? Let's focus on that and build it.

20:42:30 From Dennis E Bolen to Everyone:

Replying to "If I could envision ..."

Quite right Brad & Christine; we proposed a row of twelve townhouses—3 bedroom family units with back yards—that would include ground floor one-bedroom rental suites. This would answer much of the controversy; it could be architecturally copacetic with the area, and provide housing for twenty four households.

20:42:37 From Patrick Smith to Everyone:

Reacted to "The consultant state..." with

20:42:47 From Dennis E Bolen to Everyone:

Reacted to "Ironically at our ma..." with

20:42:58 From Patrick Smith to Everyone:

Reacted to "The proponent speaks..." with  
20:42:58 From Dennis E Bolen to Everyone:  
Reacted to "I don't understand w..." with  
20:42:58 From Claire Smith to Everyone:  
Reacted to "There are 667 units ..." with  
20:43:04 From Brad & Christine to Everyone:  
Reacted to "Well said Kirk." with  
20:43:09 From Dennis E Bolen to Everyone:  
Reacted to "My contact is Niall@..." with  
20:43:17 From Kevin Youck to Everyone:  
Medana street is a non-stop parade of carriages and pedi cabs during tourist season to show off the historic century old homes . a redevelopment of those Menzies properties should respect our skyline.  
20:43:28 From Dennis E Bolen to Everyone:  
Reacted to "Niall — please note,..." with  
20:43:34 From Claire Smith to Everyone:  
Reacted to "Medana street is a n..." with  
20:43:38 From Yeshua Moser to Everyone:  
add  
20:43:39 From Claire Smith to Everyone:  
Reacted to "My concern is increa..." with  
20:44:09 From Dennis E Bolen to Everyone:  
Reacted to "Well said Kirk." with  
20:44:18 From Patricia Crichton to Everyone:  
Much better suggestion Dennis - townhouses would be a better fit.  
20:44:38 From Brad & Christine to Everyone:  
Replying to "If I could envision ..."

Fantastic - great idea  
20:44:48 From Dennis E Bolen to Everyone:  
Reacted to "Medana street is a n..." with  
20:44:59 From Dennis E Bolen to Everyone:  
Reacted to "Much better suggesti..." with  
20:45:07 From Brad & Christine to Everyone:  
Reacted to "Quite right Brad & C..." with  
20:45:14 From Lisa Miller to Everyone:  
Reacted to "If I could envision ..." with  
20:45:32 From Kevin Youck to Everyone:  
10 to 12 townhouses all with walk out 1-2 and studio basement suites would better integrate into the neighbourhood and supply almost as many housing units, yet it would be more family friendly and not require any potentially damaging parking garage excavation.  
20:45:42 From Jacqueline Lewis to Everyone:  
I understand that Menzies also will have 3new 4 story plus one 6 which will be a lot more people in this neighbourhood, thousands..... that is going to change this entire block the impact of this becoming a dark shadow in an earthquake zone  
20:45:53 From Lisa Miller to Everyone:  
Reacted to "My concern is increa..." with  
20:46:00 From Adele Haft to Everyone:  
Too many comprehensive development zones are being proposed for James Bay. In most if not all cases, these development proposals are far larger than the current OCP recommendations for density, height, mass, set backs, transitions, etc. Too many developers are trying to fit too many small but profitable units into properties that are too small for such ambitions. Not to mention that this proposal doesn't fit the heritage features of the neighbourhood and James Bay Village in general. I also agree with Billy Page's comment that his "concern is increase in traffic and parkade access - extremely close to five corners and Thrifty's parking lot and loading dock which is a nightmare already."  
20:46:00 From Dennis E Bolen to Everyone:  
Reacted to "10 to 12 townhouses..." with  
20:46:12 From Jacqueline Lewis to Everyone:

Reacted to "Niall — please no..." with  
20:46:37 From Edy Bradley to Everyone:  
I oppose this overly-dense, over-height proposal.

20:47:32 From Mary Koyl to Everyone:  
Five stories are obscene. The extreme loss of privacy to the residential homes behind it will decrease their property values by two or three hundred thousand dollars. That's a fact. So exactly what is the good neighbour policy the proponent is referring to? I live on Clarence Street, one block over, and my basement is built on granite, so the blasting for this development is likely to be extreme and will damage the homes behind it. Digging underground parking for this monstrosity will be a nightmare for the neighbours. So the Medana Street neighbours will endure this, only to find out that once it's over, a monolith has risen behind them, staring into their homes and gardens, eliminating their light, casting significant shadow, and adding a huge amount of noise. And likely, a year or so later their mature trees will have died because of root damage and their homes will present with cracks and potentially significant structural damage.

20:47:45 From Dennis E Bolen to Everyone:  
Reacted to "Too many comprehensi..." with

20:48:21 From Coralee Bell to Everyone:  
Reacted to "Too many comprehensi..." with

20:48:21 From Dennis E Bolen to Everyone:

Reacted to "Five stories are obs..." with  
20:48:24 From Bill & Lorna Quine to Everyone:

There seems to be a clear consensus among the community members that the proposed development is too tall. Regardless of the cosmetic changes, 5 stories is still 5 stories. Minor alterations don't change the height. Denis's townhouse is a solution to the conflict; tweaks are not a solution.

20:48:40 From Elizabeth Stone to Everyone:

Reacted to "Five stories are obs..." with

20:48:42 From Dennis E Bolen to Everyone:

Reacted to "There seems to be a ..." with

20:49:14 From Susan Draper to Everyone:

Replying to "If I could envision ..."

24 units of housing for whom? Would they be the missing middle, the aging elders, or whom? Certainly not most young working singles and couples... James Bay is a diverse community and that's one of the reasons we like it. So affordability is important, a fact that too many are not addressing by suggesting townhomes.

20:49:59 From Laurie Abel to Everyone:  
Reacted to "Wind issues have bee..." with

20:50:01 From Kelly Drabit to Everyone:

Too big too tall, too close, too shady

20:50:03 From Brad & Christine to Everyone:

Reacted to "10 to 12 townhouses..." with

20:50:36 From Al and Donna Morrison to Everyone:

We have had many meetings with almost 100 people in attendance over the past few months. I h

20:50:37 From Soressa Gardner to Everyone:

Reacted to "Balconies overlookin..." with

20:50:38 From Coralee Bell to Everyone:

Reacted to "If I could envision ..." with

20:50:41 From Bill & Lorna Quine to Everyone:

Density does not create affordability

20:50:43 From Soressa Gardner to Everyone:

Reacted to "I concur with the co..." with

20:51:13 From Al and Donna Morrison to Everyone:

Are you listening to us Jeremy?

20:51:16 From Claire Smith to Everyone:

Well said Mariann!

20:51:22 From Becky Vander Steen to Everyone:

Reacted to "Five stories are obs..." with

20:51:23 From Soressa Gardner to Everyone:



Reacted to "In addition, there a..." with  
20:51:25 From Priscilla Tumbach to Everyone:  
The current density pressures in James Bay. 2022-2023 - 60 new units or 900 people.  
20:51:33 From Soressa Gardner to Everyone:  
Reacted to "How can this project..." with  
20:51:42 From Dennis E Bolen to Everyone:  
Replying to "If I could envision ..."

There's no clear indication that the Geric proposal will in any way be 'affordable', Susan.  
20:51:48 From Soressa Gardner to Everyone:  
Reacted to "With all due respect..." with  
20:51:50 From Claire Smith to Everyone:  
Too big too tall!  
20:51:55 From Soressa Gardner to Everyone:  
Reacted to "I concur with Kirk's..." with  
20:52:03 From Soressa Gardner to Everyone:  
Reacted to "The consultant state..." with  
20:52:08 From Dennis E Bolen to Everyone:  
Reacted to "Density does not cre..." with  
20:52:16 From Soressa Gardner to Everyone:  
Reacted to "No adresses were men..." with  
20:52:17 From Coralee Bell to Everyone:  
Reacted to "There's no clear ind..." with  
20:52:19 From Todd Glover to Everyone:  
Good comment that James Bay development is becoming a free-for-all  
20:52:24 From Lisa Miller to Everyone:  
Reacted to "Too big too tall!" with  
20:52:26 From Dennis E Bolen to Everyone:  
Reacted to "Well said Mariann!" with  
20:52:28 From Coralee Bell to Everyone:  
Reacted to "Density does not cre..." with  
20:52:28 From Adele Haft to Everyone:  
Well said, Mariann!  
20:52:36 From Claire Smith to Everyone:  
Reacted to "Well said, Mariann!" with  
20:52:38 From Amanda Gaunt to Everyone:  
Reacted to "Well said, Mariann!" with  
20:52:44 From Kate Ulmer to Everyone:  
Reacted to "Well said, Mariann!" with  
20:52:52 From Soressa Gardner to Everyone:  
Replying to "No adresses were men..."

That is correct. Only lot depths were mentions, not even a neighbourhood.  
20:52:52 From Jalal Elarid to Everyone:  
Reacted to "Density does not cre..." with  
20:52:54 From Kirk Buhne to Everyone:

I am threatened by this project. I would like to address the issue and not the person, but this is indeed very personal. I ask Niall how he would like it if his home of 3 decades where his wife and daughter play in the yard, or my grandchild and daughter, suddenly had a five storey apartment blocking the warming sun, with dozens of transient apartments staring down. I asked him this question before and he remarked that my question was threatening. So I ask how he is threatened, but he does not think that I am threatened? He has acknowledged the threatening aspect, so let Geric change this. How can Geric Construction with conscience propose something that threatens you so much?

I am very threatened and my property value will tank. A rezoning amounts to expropriation yet I am not being offered compensation  
20:53:01 From Agnes Vollmeier to Everyone:  
Reacted to "Well said, Mariann!" with

20:53:05 From Edy Bradley to Everyone:  
well said Mariann

20:53:08 From Soressa Gardner to Everyone:  
Reacted to "What do we believe w..." with

20:53:12 From Claire Smith to Everyone:  
James Bay density is higher than any other part of the City

20:53:16 From Priscilla Tumbach to Everyone:  
I spoke to City Council on those points on May 18.

20:53:30 From Kirk Buhne to Everyone:  
Reacted to "Five stories are obs..." with

20:53:33 From Kirk Buhne to Everyone:  
Reacted to "There seems to be a ..." with

20:53:41 From Dennis E Bolen to Everyone:  
Reacted to "Good comment that Ja..." with

20:53:45 From Elizabeth Stone to Everyone:  
Reacted to "I am threatened by t..." with

20:53:47 From Kirk Buhne to Everyone:  
Reacted to "We have had many mee..." with

20:53:48 From Dennis E Bolen to Everyone:  
Reacted to "Well said, Mariann!" with

20:53:49 From Coralee Bell to Everyone:  
Reacted to "I am threatened by t..." with

20:53:51 From Kirk Buhne to Everyone:  
Reacted to "Density does not cre..." with

20:53:53 From Amanda Gaunt to Everyone:  
Reacted to "I am threatened by t..." with

20:53:55 From Lisa Miller to Everyone:  
Reacted to "James Bay density is..." with

20:54:05 From Claire Smith to Everyone:  
Want to stop development in James Bay and listen to residents of James Bay - sign the petition:  
[https://www.change.org/p/concerned-citizens-of-james-bay-for-updating-the-james-bay-local-area-plan?recruiter=1295562217&recruited\\_by\\_id=b46e4d90-ae39-11ed-bdf2-69b7f87db216&utm\\_source=share\\_petition&utm\\_medium=copylink&utm\\_campaign=petition\\_dashboard](https://www.change.org/p/concerned-citizens-of-james-bay-for-updating-the-james-bay-local-area-plan?recruiter=1295562217&recruited_by_id=b46e4d90-ae39-11ed-bdf2-69b7f87db216&utm_source=share_petition&utm_medium=copylink&utm_campaign=petition_dashboard)

20:54:06 From Kirk Buhne to Everyone:  
Reacted to "Quite right Brad & C..." with

20:54:11 From Graham Hawkins to Everyone:  
Well put Mariann!! Thank you!!

20:54:17 From Kirk Buhne to Everyone:  
Reacted to "Too many comprehensi..." with

20:54:32 From Dennis E Bolen to Everyone:  
Reacted to "I am threatened by t..." with

20:54:35 From Kirk Buhne to Everyone:  
Reacted to "James Bay density is..." with

20:54:55 From Soressa Gardner to Everyone:  
Reacted to "Please see https://w..." with

20:55:03 From Soressa Gardner to Everyone:  
Reacted to "What are the ameniti..." with

20:55:13 From Soressa Gardner to Everyone:  
Reacted to "The roof top dormers..." with

20:55:22 From Claire Smith to Everyone:  
Three historic homes would be added to the vast number of historic homes being destroyed in James Bay

20:55:39 From Kirk Buhne to Everyone:  
Reacted to "Three historic homes..." with

20:55:52 From Jalal Elarid to Everyone:  
Reacted to "Three historic homes..." with

20:56:14 From Ingrid Holm to Everyone:

Reacted to "There's no clear ind..." with  
20:56:22 From Soressa Gardner to Everyone:  
Replying to "I'm confused, is the..."

Me too. I have not heard any real amenities mentioned. Just a removal of green space. 72.9% lot coverage!

20:56:33 From Soressa Gardner to Everyone:

Reacted to "The mature trees the..." with

20:56:34 From Peri Smith to Everyone:

Huge population of wildlife in James Bay.

20:56:40 From Bill & Lorna Quine to Everyone:

Absolutely right Derek - the character of James Bay is a finite resource - once it's lost it can NEVER be recovered!

20:56:54 From Soressa Gardner to Everyone:

Reacted to "I will just say - wi..." with

20:56:55 From Dennis E Bolen to Everyone:

Reacted to "Me too. I have not h..." with

20:57:01 From Soressa Gardner to Everyone:

Reacted to "Wind issues have bee..." with

20:57:11 From Billy Page to Everyone:

Thanks Derek

20:57:16 From Dennis E Bolen to Everyone:

Reacted to "Absolutely right Der..." with

20:57:29 From Kirk Buhne to Everyone:

These historic homes will be lost forever. this is similar to the destruction of heritage in the 60s. This is a tourist destination on account of city charm and this proposal has no charm.

20:57:30 From Soressa Gardner to Everyone:

Reacted to "Menzie's street 5 cor..." with

20:57:36 From Soressa Gardner to Everyone:

Reacted to "Pitched -gabled roof..." with

20:57:44 From Soressa Gardner to Everyone:

Reacted to "Council has professe..." with

20:57:46 From Coralee Bell to Everyone:

Reacted to "These historic homes..." with

20:57:51 From Claire Smith to Everyone:

Reacted to "Absolutely right Der..." with

20:57:52 From Jalal Elarid to Everyone:

Reacted to "These historic homes..." with

20:57:53 From Soressa Gardner to Everyone:

Reacted to "Right on Patricia...50..." with

20:58:04 From Soressa Gardner to Everyone:

Reacted to "The lot is simply to..." with

20:58:07 From Ingrid Holm to Everyone:

Reacted to "Absolutely right Der..." with

20:58:07 From Soressa Gardner to Everyone:

Reacted to "Well said Patricia." with

20:58:16 From Soressa Gardner to Everyone:

Reacted to "The proposed develop..." with

20:58:17 From Ingrid Holm to Everyone:

Reacted to "These historic homes..." with

20:58:20 From Soressa Gardner to Everyone:

Reacted to "Townhouses YES Massi..." with

20:58:22 From Nadine King to Everyone:

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

20:58:26 From Kirk Buhne to Everyone:

Recall that developers tried to tear down buildings in Bastion Square years ago and they were saved. NOW it is a tourist destination.

20:58:27 From Soressa Gardner to Everyone:  
Reacted to "The mission statemen..." with

20:58:28 From Bob Vander Steen to Everyone:  
To receive the JBNA emails or to become a member please visit <https://jbna.org/about/membership>

20:58:38 From Soressa Gardner to Everyone:  
Reacted to "Apartment block NO" with

20:58:46 From Soressa Gardner to Everyone:  
Reacted to "Well said, Patricia!" with

20:58:56 From Soressa Gardner to Everyone:  
Reacted to "This proposal neglec..." with

20:59:20 From Becky Vander Steen to Everyone:  
Reacted to "Absolutely right Der..." with

20:59:20 From Claire Smith to Everyone:  
20 Parking spaces is far too low. Once again it is the neighbours of Medana and Menzies who will suffer

20:59:22 From Soressa Gardner to Everyone:  
Reacted to "I agree ... a 3 story ..." with

20:59:33 From Kirk Buhne to Everyone:  
Heuristics in the neighbourhood, the stats for this very block prove that the parking statistics are off. Where do all the tradespeople park their vans?

20:59:35 From Jeremy Caradonna to Everyone:  
Thanks, all. I am signing off. Exec, I will be following up with about tonight.

20:59:50 From Soressa Gardner to Everyone:  
Reacted to "This projects ignore..." with

21:00:04 From Soressa Gardner to Everyone:  
Reacted to "The OCP provides an ..." with

21:00:05 From Billy Page to Everyone:  
Did anyone see the cartoon in the Times Colonist today mentioning Oak Bay - immediately thought it could easily be James Bay....

21:01:00 From Claire Smith to Everyone:  
I would very much like to know how the residents of James Bay will egress in the event of an emergency, with our ever increasing density and very limited ways to leave this peninsula

21:01:12 From Coralee Bell to Everyone:  
Reacted to "I would very much l..." with

21:01:16 From Kirk Buhne to Everyone:  
The apartments do not make sense. COuches are scaled as 2' deep. Chairs at tables could not be pulled out. "Family" living rooms are but 9'x9'. This design needs to go back to the drawing board

21:01:30 From Soressa Gardner to Everyone:  
Reacted to "When the neighbours ..." with

21:01:52 From Peri Smith to Everyone:  
Very good point re no way to get out of James Bay in an emergency.

21:02:03 From Derek Hawksley to Everyone:  
Regarding the commercial space, please note that James Bay already has many unused or underused commercial spaces. There are far few businesses now then there were in the past in site of the ever increasing density.

21:02:03 From Dennis E Bolen to Everyone:  
Reacted to "I would very much l..." with

21:02:04 From Soressa Gardner to Everyone:  
Reacted to "three stories maximu..." with

21:02:18 From Soressa Gardner to Everyone:  
Reacted to "6.6 m rear setback i..." with

21:02:43 From Soressa Gardner to Everyone:  
Reacted to "Put the tall buildin..." with

21:02:43 From Niall Paltiel to Everyone:  
[REDACTED]

21:02:48 From Soressa Gardner to Everyone:  
Reacted to "Note that whe the de..." with

21:02:51 From Niall Paltiel to Everyone:  
www.menziesliving.ca

21:03:08 From Kirk Buhne to Everyone:

Moving houses out of James Bay does the neighbourhood no good. Our charm is gone. These homes were designed by BC's first Architect to be here on this street

21:03:15 From Cheri Wu to Everyone:

Nothing has been directly said about who will be leaving here. I agree with subsidized housing and affordable renting but this has not been addressed. Who are our new neighbors. We already have a problem with aggressive homeless in the alleyway. Also, Parking is a nightmare and I only see this getting worse. We have a business and our patrons leave because they have no place to park. Many live a long way and using public transit or alternative driving arrangements are not an option. A huge concern for your neighbors. Not one person has spoken with the direct neighbors who are mostly effective. I would love to have this contact.

21:03:19 From Soressa Gardner to Everyone:

Reacted to "This project is simp..." with

21:03:21 From Dennis E Bolen to Everyone:

Reacted to "Regarding the commer..." with

21:03:28 From Soressa Gardner to Everyone:

Reacted to "Why one should adher..." with

21:03:33 From Soressa Gardner to Everyone:

Reacted to "As to precedents - T..." with

21:03:39 From Soressa Gardner to Everyone:

Reacted to "Quite right, Elizabe..." with

21:03:44 From Deb Hull to Everyone:

Rental vacancy rates in Victoria rose to 1.2 percent in April from 0.2 percent in October 1980 while rates in Vancouver jumped to 1.7 percent from 0.5 percent over the same period, a Canada Mortgage Housing Corporation survey shows. <https://www.upi.com/Archives/1982/05/13/Rental-vacancy-rates-in-Victoria-rose-to-12-percent/7686390110400/> The problem today is the rent.

21:03:45 From Cheri Wu to Everyone:

sorry affected not effective:)

21:03:51 From Pamela Madoff to Everyone:

The notion that the proponent is committing to this building not being an Air B&B as their amenity contribution is not accurate. Under current City policies and regulations this type of building could not be an Air B&B.

21:04:06 From Soressa Gardner to Everyone:

Reacted to "The absolute massive..." with

21:04:06 From Claire Smith to Everyone:

Reacted to "The notion that the ..." with

21:04:15 From Soressa Gardner to Everyone:

Reacted to "You will have an opp..." with

21:04:21 From Dennis E Bolen to Everyone:

Reacted to "Nothing has been dir..." with

21:04:31 From Soressa Gardner to Everyone:

Reacted to "How can the overlook..." with

21:04:37 From Soressa Gardner to Everyone:

Reacted to "While a legal preced..." with

21:04:49 From Graham Hawkins to Everyone:

You speak of "preseverving

21:04:51 From Jacqueline Lewis to Everyone:

I know that the amount of people walking and riding bikes along Menzies street will make it virtually impossible for the tenants to get into their parking on both sides with both sides of Menzies by the grocery store parking for how many more parking spots REALY this is a red zone?

21:05:12 From Soressa Gardner to Everyone:

Reacted to "There are 667 units ..." with

21:05:27 From Elizabeth Stone to Everyone:

It is amazing to me how much power the money has in this neighborhood. If you are a builder with deep pockets, seems you can do what you want regardless of the planning in place. I'm not hearing any

conceding from the builder of anything in this exchange. Neither am I hearing they will go back to the drawing board about height. Also, there is nothing in this presentation that the housing will be affordable.

21:05:30 From Alexandros Dimopoulos to Everyone:

Everyone agrees that the proposed project is too tall for the location. I would like to hear the justification for the height. How did the developer decide that 18 m is the optimal height? Perhaps an answer beyond "The OCP allows it" could be provided.

21:05:36 From Peri Smith to Everyone:

When the City permits marathons and other events - the people of James Bay are literally trapped and can't leave the area by car.

21:05:39 From Soressa Gardner to Everyone:

Reacted to "This is a dangerous ..." with

21:05:47 From Kirk Buhne to Everyone:

No mention was made of the existing tenants, though in writing a false statement has been made. The tenant behind me at 135 Menzies has been there for 33 years and has not been offered any housing that she can afford. She works retail. She brought up her family here. The proposal destroys this part of neighbourhood

21:05:48 From Soressa Gardner to Everyone:

Reacted to "Ironically at our ma..." with

21:05:53 From Soressa Gardner to Everyone:

Reacted to "I don't understand w..." with

21:06:06 From Cheri Wu to Everyone:

Priscilla you make a good point about being a senior and requiring affordable housing. Our neighborhoods should support our seniors - we are often forgotten!

21:06:07 From Soressa Gardner to Everyone:

Reacted to "Good neighbours list..." with

21:06:10 From Soressa Gardner to Everyone:

Reacted to "Niall — please note,..." with

21:06:19 From Soressa Gardner to Everyone:

Reacted to "^ 6 storey's are all..." with

21:06:35 From Soressa Gardner to Everyone:

Reacted to "I worry about what i..." with

21:06:54 From Soressa Gardner to Everyone:

Reacted to "Well said Kirk." with

21:07:02 From Soressa Gardner to Everyone:

Reacted to "My concern is increa..." with

21:07:04 From Kirk Buhne to Everyone:

The parkin garage excavation is within 1m of a protected cedar on my property.

21:07:15 From Soressa Gardner to Everyone:

Reacted to "Medana street is a n..." with

21:07:18 From Todd Glover to Everyone:

Reacted to "The parkin garage e..." with

21:07:20 From Soressa Gardner to Everyone:

Reacted to "Much better suggesti..." with

21:07:22 From Kirk Buhne to Everyone:

rather the parking ramp

21:07:42 From Soressa Gardner to Everyone:

Reacted to "10 t o 12 townhouses..." with

21:08:11 From Claire Smith to Everyone:

Want to know how many historic houses and mature trees and displaced families have been lost to recent developments, have a look at the Real Numbers page on this website:

<https://www.jamesbayconcernedcitizens.ca>

21:08:15 From Soressa Gardner to Everyone:

Reacted to "I understand that Me..." with

21:08:30 From Soressa Gardner to Everyone:

Reacted to "Too many comprehensi..." with

21:08:39 From Soressa Gardner to Everyone:

Reacted to "Five stories are obs..." with

21:08:46 From Cheri Wu to Everyone:

Pat .... Excellent point on the corner apartment building - that blends into James Bay and the neighborhood vibe!

21:08:53 From Claire Smith to Everyone:

Reacted to "Pat .... Excellent poi..." with

21:08:59 From Dennis E Bolen to Everyone:

Right on, Pat, the apartments at Menzies & Niagara are classic. I fear for them if this kind of proposal goes through.

21:09:08 From Soressa Gardner to Everyone:

Reacted to "There seems to be a ..." with

21:09:13 From Dennis E Bolen to Everyone:

Reacted to "Pat .... Excellent poi..." with

21:09:19 From Soressa Gardner to Everyone:

Reacted to "Too big too tall, to..." with

21:09:25 From Kirk Buhne to Everyone:

Hooray Pat McGuire

21:09:34 From Soressa Gardner to Everyone:

Reacted to "We have had many mee..." with

21:09:38 From Soressa Gardner to Everyone:

Reacted to "Density does not cre..." with

21:09:40 From Graham Hawkins to Everyone:

you speak of "preserving the rhythm" of the neighbourhood when considering finding homes for the displaced houses while at the same time destroying the rhythm with this new development, only a few streets away

21:09:43 From Coralee Bell to Everyone:

Well said, Pat! I agree with all of your comments.

21:09:46 From Soressa Gardner to Everyone:

Reacted to "Well said Mariann!" with

21:09:57 From Soressa Gardner to Everyone:

Reacted to "The current density ..." with

21:10:21 From Soressa Gardner to Everyone:

Reacted to "If I could envision ..." with

21:10:28 From Soressa Gardner to Everyone:

Reacted to "There's no clear ind..." with

21:10:30 From Soressa Gardner to Everyone:

Reacted to "Too big too tall!" with

21:10:44 From Soressa Gardner to Everyone:

Reacted to "Good comment that Ja..." with

21:10:46 From Soressa Gardner to Everyone:

Reacted to "Well said, Mariann!" with

21:11:07 From Soressa Gardner to Everyone:

Reacted to "I am threatened by t..." with

21:11:20 From Soressa Gardner to Everyone:

Reacted to "well said Mariann" with

21:11:24 From Soressa Gardner to Everyone:

Reacted to "James Bay density is..." with

21:11:29 From Soressa Gardner to Everyone:

Reacted to "I spoke to City Coun..." with

21:11:45 From Soressa Gardner to Everyone:

Reacted to "Well put Mariann!! T..." with

21:12:00 From Soressa Gardner to Everyone:

Reacted to "Three historic homes..." with

21:12:12 From Soressa Gardner to Everyone:

Reacted to "Absolutely right Der..." with

21:12:16 From kathleen bligh to Everyone:

Just a hard NO

21:12:20 From Soressa Gardner to Everyone:

Reacted to "These historic homes..." with  
21:12:30 From Joan and Colin O'Connor to Everyone:  
Replying to "Well said, Pat! I a..."

me too

21:12:36 From Soressa Gardner to Everyone:  
Reacted to "Recall that develop..." with

21:12:47 From Soressa Gardner to Everyone:  
Reacted to "20 Parking spaces is..." with

21:12:56 From Soressa Gardner to Everyone:  
Reacted to "Heuristics in the ne..." with

21:13:01 From Billy Page to Everyone:

I agree with everyone too big too tall doesn't fit in with the neighbourhood James Bay has too much development happening time to slow down

21:13:03 From Becky Vander Steen to Everyone:  
Reacted to "Pat .... Excellent poi..." with

21:13:13 From Kirk Buhne to Everyone:

Note that Geric Construction has donated to the election campaigns of four councillors and the mayor. Will these elected reps vote for the developer's proposal. This would not present well for ethics

21:13:14 From Priscilla Tumbach to Everyone:  
Well said, Kevin!

21:13:23 From Becky Vander Steen to Everyone:  
Reacted to "I agree with everyon..." with

21:13:25 From Soressa Gardner to Everyone:  
Reacted to "I would very much l..." with

21:13:30 From Soressa Gardner to Everyone:  
Reacted to "The apartments do no..." with

21:13:34 From Dennis E Bolen to Everyone:  
Reacted to "Note that Geric Cons..." with

21:13:34 From Soressa Gardner to Everyone:  
Reacted to "Very good point re n..." with

21:13:39 From Joan and Colin O'Connor to Everyone:  
Reacted to "I agree with everyon..." with

21:13:45 From Becky Vander Steen to Everyone:  
Reacted to "Note that Geric Cons..." with

21:14:02 From Soressa Gardner to Everyone:  
Reacted to "Regarding the commer..." with

21:14:02 From Ingrid Holm to Everyone:  
Reacted to "Note that Geric Cons..." with

21:14:08 From Soressa Gardner to Everyone:  
Reacted to "Moving houses out of..." with

21:14:09 From Yeshua Moser to Everyone:  
which four?

21:14:18 From Soressa Gardner to Everyone:  
Reacted to "Nothing has been dir..." with

21:14:33 From Joan and Colin O'Connor to Everyone:  
Reacted to "Note that Geric Cons..." with

21:14:42 From kathleen bligh to Everyone:

We need to seriously get rid of most of this city council. This is just a continuation of the last council.

21:14:49 From Coralee Bell to Everyone:

Reacted to "Note that Geric Cons..." with

21:14:51 From Soressa Gardner to Everyone:  
Reacted to "The notion that the ..." with

21:15:06 From Kirk Buhne to Everyone:

Will the retail space be a a restaurant? Where will the garbage be? Restaurant garbage bring rats. Will a restaurant exhaust into my yard? There are too many issues and they are not worked out.

21:15:24 From Soressa Gardner to Everyone:



Reacted to "I know that the amou..." with  
21:15:30 From Todd Glover to Everyone:

Developers continue to drive for maximum profit while professing a greater housing good. Overdevelopment is not required; scaled down buildings can address housing problems, but scaled down buildings means scaled down developer profits. Make no mistake, it's all about profit.

21:15:40 From Soressa Gardner to Everyone:

Reacted to "It is amazing to me ..." with  
21:15:47 From Jacqueline Lewis to Everyone:

Reacted to "When the City perm..." with  
21:15:58 From Soressa Gardner to Everyone:

Reacted to "Everyone agrees that..." with  
21:16:21 From Soressa Gardner to Everyone:

Reacted to "No mention was made ..." with  
21:16:33 From Kirk Buhne to Everyone:

Replying to "Note that Geric Cons..."

Caradonna, Dell, Loughton, Alto, and one name slips my memory, the lawyer. Not Coleman, Gardiner, nor Hammond

21:16:33 From Dennis E Bolen to Everyone:

Reacted to "Developers continue ..." with

21:16:55 From Peri Smith to Everyone:

Yup - "follow the money". The City and the Province profit from market development - hence all the spin-doctoring.

21:16:56 From Yeshua Moser to Everyone:  
add

21:17:14 From Soressa Gardner to Everyone:  
Replying to "No mention was made ..."

Yes, the current houses are definitely more affordable!

21:17:20 From Kirk Buhne to Everyone:

Replying to "Note that Geric Cons..."

\$2,500 donated and usually developers also donate through employees with cash or time + space...

21:17:33 From Soressa Gardner to Everyone:  
Reacted to "Priscilla you make a..." with

21:17:39 From Soressa Gardner to Everyone:  
Reacted to "The parkin garage e..." with

21:17:44 From Soressa Gardner to Everyone:  
Reacted to "rather the parking r..." with

21:17:56 From Soressa Gardner to Everyone:  
Reacted to "Want to know how man..." with

21:18:04 From Soressa Gardner to Everyone:  
Reacted to "Pat .... Excellent poi..." with

21:18:10 From Soressa Gardner to Everyone:  
Reacted to "Right on, Pat, the a..." with

21:18:13 From Soressa Gardner to Everyone:  
Reacted to "Hooray Pat McGuire" with

21:18:26 From Soressa Gardner to Everyone:  
Reacted to "you speak of "preser..." with

21:18:32 From Soressa Gardner to Everyone:  
Reacted to "Just a hard NO" with

21:18:39 From Soressa Gardner to Everyone:  
Reacted to "Well said, Pat! I a..." with

21:18:44 From kathleen bligh to Everyone:  
Reacted to "Note that Geric Cons..." with

21:19:04 From Soressa Gardner to Everyone:  
Reacted to "Wil the retail space..." with

21:19:09 From Ingrid Holm to Everyone:  
Removed a reaction from "Note that Geric Cons..."

21:19:11 From Ingrid Holm to Everyone:  
Reacted to "Note that Geric Cons..." with

21:19:11 From Todd Glover to Everyone:  
I love Edy Bradley's description of the false "heroic" stance developers take as they try to look like they're building housing out of the goodness of their hearts.

21:19:15 From Jacqueline Lewis to Everyone:  
what caused the seismic incident in Esquimalt yesterday

21:19:25 From Soressa Gardner to Everyone:  
Reacted to "Developers continue ..." with

21:19:29 From Soressa Gardner to Everyone:  
Reacted to "Yup - "follow the mo..." with

21:19:33 From Dennis E Bolen to Everyone:  
Reacted to "I love Edy Bradley's..." with

21:19:39 From Kirk Buhne to Everyone:  
Why did Geric Construction donate to the more pro housing candidates when Ed Geric does not live in Victoria? Was it to influence zoning on this property. Is it ethical to have support from those elected reps who one donates to?

21:20:23 From Soressa Gardner to Everyone:  
Reacted to "I love Edy Bradley's..." with

21:20:40 From Kirk Buhne to Everyone:  
Reacted to "I love Edy Bradley's..." with

21:20:50 From Soressa Gardner to Everyone:  
Reacted to "Why did Geric Constr..." with

21:21:00 From Mary Koyl to Everyone:  
The Mayor and Councillors who received money from these developers should recuse themselves from voting on this development.

21:21:16 From Ingrid Holm to Everyone:  
Reacted to "The Mayor and Counci..." with

21:21:19 From kathleen bligh to Everyone:  
Reacted to "The Mayor and Counci..." with

21:21:42 From Kirk Buhne to Everyone:  
This Caluc meeting has produced zero support from the neighbourhood

21:21:55 From Becky Vander Steen to Everyone:  
Reacted to "The Mayor and Counci..." with

21:22:10 From Alexandros Dimopoulos to Everyone:  
Why not build with newer more cost effective methods such as pre-fabrication? This would allow the height to be reduced while maintaining economic objectives.

21:22:13 From Dennis E Bolen to Everyone:  
Replying to "This Caluc meeting h..."

Absolutely true, Kirk.

21:22:20 From Dennis E Bolen to Everyone:  
Reacted to "This Caluc meeting h..." with

21:22:22 From Becky Vander Steen to Everyone:  
Reacted to "Why did Geric Constr..." with

21:22:28 From Todd Glover to Everyone:  
Aw, emotional blackmail: we *\*could\** do expensive condos but [because we *\*care\** about housing!] that's not what we're proposing. Subtext: if you oppose us you oppose housing

21:22:38 From Soressa Gardner to Everyone:  
Reacted to "Why not build with n..." with

21:22:44 From Soressa Gardner to Everyone:  
Reacted to "Aw, emotional blackm..." with

21:22:56 From Yeshua Moser to Everyone:  
add

21:23:08 From Yeshua Moser to Everyone:

add

21:23:13 From Kevin Youck to Everyone:

This developer is more interested in courting the favour of city council than they are in listening to the neighbours and trying to build something that would work better with the neighbourhood — it all comes down to money — and the more money they can make, the better. There is no altruistic motive to supply house.

21:23:20 From Soressa Gardner to Everyone:

Reacted to "This developer is mo..." with

21:23:31 From Kirk Buhne to Everyone:

Trees were marked erroneously during the first stage to the developers benefit. Arbourist only returned after our FOI request showed that the tree report was erroneous. the "walk through" showed trees as existing that are shown as removed on the site plan.

21:23:33 From Dennis E Bolen to Everyone:

Reacted to "Aw, emotional blackm..." with

21:23:36 From kathleen bligh to Everyone:

Once the towers start there is no stopping them. Think West End.

21:23:37 From Mary Koyl to Everyone:

Why with all the questions, repeated over and over about the height of this building, is the proponent continuously avoiding anything about the height? Is everyone else finding this as offensive as I do? Why does it have to be five stories? It's all about their level of profit.

21:23:38 From Kirk Buhne to Everyone:

Reacted to "This developer is mo..." with

21:23:50 From Kirk Buhne to Everyone:

Reacted to "Why with all the que..." with

21:23:54 From Soressa Gardner to Everyone:

Reacted to "Why with all the que..." with

21:23:56 From kathleen bligh to Everyone:

Reacted to "Why with all the que..." with

21:24:01 From Jacqueline Lewis to Everyone:

A large part of the land south west of Menzies is not historical it is military housing built in the 50's on land that no one really knows much about the history there and I really think the city isn't looking into the past or future of this part of Vancouver Island there is a history of lots of crazy stuff environmental .... etc that happened in this part of the city in the 1900's but do you realize the cedar on Menzies is leaning in that direction I know because the roots have ripped up the pavement more than once in the time I lived here

21:24:06 From Joan and Colin O'Connor to Everyone:

i'm in agreement with my neighbors seeming 100 percent disapproval of this too big, too tall, too ugly too inconsiderate too ridiculous too incongruent proposal.

21:24:26 From Dennis E Bolen to Everyone:

Reacted to "Why with all the que..." with

21:24:41 From Becky Vander Steen to Everyone:

Reacted to "Aw, emotional blackm..." with

21:25:11 From Trevor Moat to Everyone:

Reminder to everyone: Please focus your comments on the \*Project\* as proposed.

21:25:28 From kathleen bligh to Everyone:

"Placemaking" is WEF language.

21:26:14 From Kevin Youck to Everyone:

None of the other village buildings are built adjacent to single family homes.

21:26:19 From Bill & Lorna Quine to Everyone:

Sorry (I'm new to this) - what is "placemaking" (or where can I find a good definition? Thanks

21:26:21 From Joan and Colin O'Connor to Everyone:

Reacted to "This Caluc meeting h..." with

21:26:38 From Joan and Colin O'Connor to Everyone:

Reacted to "I love Edy Bradley's..." with

21:27:00 From Dennis E Bolen to Everyone:

Replying to "Why with all the que..."

It's been profit from the beginning, Mary. They want to make \$20M with an abrupt, inappropriate mid-

rise, not \$3M by building a row of architecturally simpatico townhouses.

21:27:48 From Kevin Youck to Everyone:

None of the other village buildings are built adjacent to single family homes. Comments comparing the Menzies building to the other Village buildings in James Bay is a very misleading statement as none of those other buildings are in the backyard of single family homes.

21:28:03 From Jacqueline Lewis to Everyone:

The oncoming traffic to that building has to only come from Niagara street this will that cause a bottle neck at the 5 corners

21:28:18 From Kirk Buhne to Everyone:

Reacted to "None of the other vi..." with

21:28:21 From Dennis E Bolen to Everyone:

Reacted to "i'm in agreement wit..." with

21:28:37 From Yeshua Moser to Everyone:

You nailed it Soressa, they are not entertaining any idea of anything less than 5 stories

21:29:05 From Dennis E Bolen to Everyone:

Reacted to "None of the other vi..." with

21:29:19 From Jacqueline Lewis to Everyone:

Most of the vehicles all come from the south! Will the parking of more cars really work?

21:29:44 From Dennis E Bolen to Everyone:

Reacted to "You nailed it Soress..." with

21:29:59 From Soressa Gardner to Everyone:

Reacted to "Trees were marked er..." with

21:30:05 From Soressa Gardner to Everyone:

Reacted to "Once the towers star..." with

21:30:16 From kathleen bligh to Everyone:

The goal is to get rid of private car ownership. That's why they ignore the questions on parking.

21:30:24 From Jacqueline Lewis to Everyone:

Reacted to "The Mayor and Coun..." with

21:30:30 From Todd Glover to Everyone:

Reacted to "It's been profit fro..." with

21:30:49 From Soressa Gardner to Everyone:

Reacted to "i'm in agreement wit..." with

21:30:58 From Soressa Gardner to Everyone:

Reacted to "None of the other vi..." with

21:31:20 From Soressa Gardner to Everyone:

Removed a reaction from "Why with all the que..."

21:31:21 From Joan and Colin O'Connor to Everyone:

Reacted to "i'm in agreement wit..." with

21:31:41 From Soressa Gardner to Everyone:

Reacted to "None of the other vi..." with

21:31:54 From Soressa Gardner to Everyone:

Reacted to "The oncoming trafic ..." with

21:32:06 From Becky Vander Steen to Everyone:

Reacted to "None of the other vi..." with

21:32:22 From Deb Hull to Everyone:

Well said Kirk

21:32:36 From Ingrid Holm to Everyone:

Well said Kirk. I feel a lot of sympathy by those affected by this proposal. I'm sure you feel under siege

21:32:41 From Soressa Gardner to Everyone:

Reacted to "Well said Kirk. I fe..." with

21:32:41 From Patricia Crichton to Everyone:

Congratulations Kirk! Let's work to make this work!!

21:32:43 From Mary Koyl to Everyone:

That's right Kirk, zero positive comments about this proposal. Mayor and Council, hear us please! Represent us as you were elected to do! Prove that you are not corrupt and in the pockets of developers. Because if you approve this proposal, it will make us believe that you just don't care. And Kirk, wonderful

summation of a very frustrating meeting.

21:32:53 From Billy Page to Everyone:

Thanks Kirk

21:32:56 From Soressa Gardner to Everyone:

Reacted to "That's right Kirk, z..." with

21:33:14 From Jacqueline Lewis to Everyone:

The volume of pedestrians on Menzies street will be dealing with hundreds of more vehicles turning over the sidewalk on one side not there will be more? On both sides??? there are so many people living in this neighbour hood and the direction most people tend to go is NORTH

21:33:16 From Kevin Youck to Everyone:

I have bene trying to learn what process the city followed to include the Medana and these Menzies houses into the 2012 OCP — no one has yet been able to provide any information on that process. So yes, in many ways this is an example of appropriation of the adjacent Medana properties. And this is why we have asked non stop to have council re-examine the Village Zone.

21:33:28 From Kevin Youck to Everyone:

Well said in closing Kirk

21:33:28 From Ingrid Holm to Everyone:

Reacted to "That's right Kirk, z..." with

21:33:33 From Soressa Gardner to Everyone:

Reacted to "The volume of pedest..." with

21:34:06 From Soressa Gardner to Everyone:

Reacted to "I have bene trying t..." with

21:34:12 From Soressa Gardner to Everyone:

Reacted to "Well said in closing..." with

21:34:18 From Brad & Christine to Everyone:

When you speak about a life span of 60 years as length of building length, please note that most of James Bay heritage buildings are 100 to 120 years of age. We look at long term for our buildings.

21:34:22 From Derek Hawksley to Everyone:

There have been several developers in the past who have said that they would move character but in the end bulldozed them.

21:34:25 From Joan and Colin O'Connor to Everyone:

Reacted to "Well said in closing..." with

21:34:39 From Soressa Gardner to Everyone:

Reacted to "When you speak about..." with

21:34:51 From Soressa Gardner to Everyone:

Reacted to "There have been seve..." with

21:34:55 From Ingrid Holm to Everyone:

Reacted to "There have been seve..." with

21:34:55 From Mariann Burka to Everyone:

(Mariann Burka) Note to developers: Please do not use the Village Green development on Menzies as an example of comparable height and density in the neighbourhood. That development is an abomination, displaced long-time low income and affordable rental housing tenants of 47 units, clear cut more than 30 trees and reduced greenspace and setbacks to less than .5 metres. Village Green will be a concrete jungle and was approved by City Council despite close to 90% of the submissions at the public hearing being opposed. Please do not let that happen with this development.

21:35:04 From Soressa Gardner to Everyone:

Reacted to "(Mariann Burka) Note..." with

21:35:22 From Coralee Bell to Everyone:

Reacted to "(Mariann Burka) Note..." with

21:35:23 From Kirk Buhne to Everyone:

Thank You Trevor

21:35:33 From Yeshua Moser to Everyone:

add

21:35:33 From Soressa Gardner to Everyone:

Link to summary of our view of the project at

<https://bit.ly/TooBigTooTall>

21:35:37 From Niall Paltiel to Everyone:

Thank you everyone!

21:35:43 From Nikitas Dimopoulos to Everyone:

Thanks Trevor!

21:35:50 From Becky Vander Steen to Everyone:

Reacted to "(Mariann Burka) Note..." with

21:35:53 From Niall Paltiel to Everyone:

The MGC website with project summary is located at [www.MenziesLiving.ca](http://www.MenziesLiving.ca)

21:35:57 From Nadine King to Everyone:

Thank you Trevor

21:36:19 From Bill & Lorna Quine to Everyone:

Thanks all

**From:** Kirk Buhne [REDACTED]

**Sent:** Thursday, June 29, 2023 4:41 PM

**To:** Rob Bateman <[rbateman@victoria.ca](mailto:rbateman@victoria.ca)>

**Subject:** Have Your Say: 131-139 Menzies

I send this with better formatting and readability than is offered by the web site comments field.

The proposal is wrong for this location. We have provided a PDF document which details the egregious deviations from the current zoning and the OCP. The OCP still stands as a set of rules that are to be respected by any rezoning application.

I am in agreement with comments forwarded by most of my neighbours, including but not limited to: Kevin Youck, Sorressa Gardner, Dennis Bolen, Nikitas and Veronique Dimakopolos, Rebecca Towler, Edyth Bradley, Irwin Henderson, Lisa Miller, Irwin Henderson. We also have a website <https://www.jamesbayconcernedcitizens.ca/>. I agree with comments and statements made with neighbours during our June 14 CALUC, and those made regarding 50 Government at the preceding CALUC

The proposal is **too big and too tall for the site**. The lots are only 82.5' deep but as 2m or 6.58' is given over to Menzies St., the site is less than 76' deep while a building is proposed at a six-storey height of about 65'. Menzies St measures only 43', or 13.1m, property line to property line (sidewalk edge) in front of this proposal. Most Victoria lots, as well as lots in most North American and British cities are 120' deep. Most residential streets in Victoria are about 60' wide, as is Menzies on the block north of here; this location is unsuitable and the designation as future Large Urban Village would only be appropriate if the site included all of the abutting properties on Medana St. The 43' wide Menzies Street (even if modified to 49.58') is not 60'. A 76' deep lot is not 120'

The **setbacks and height** is in no way acceptable to me, my neighbours nor to the OCP guidelines. They are egregious asks against the current zoning rules. They make no sense even for our James Bay climate and our sun angles at our latitude. James Bay is close to the ocean and is cool and damp. We need access to sunlight. This proposal robs the pedestrians of Menzies St and all lots to the North, East and West of needed sunlight and warmth. Large buildings this close to the ocean amplify the winds as is evident on any windy day at the corner of Dallas and Menzies. Combined with the buildings under construction at the Village Green Site, half a block away, Menzies may become a wind tunnel, unsuitable as a village centre site. No wind studies have been done.

The developer makes claims both verbally and in writing about limiting the overlook and addressing privacy concerns for adjacent properties yet the **drawings and the statements are contradictory**. The developer acknowledges the issue, but then shows units against the rear wall which cannot have high overlook windows as they require egress. They propose full balconies with open railings protrude into the rear setback and peer over mine and my neighbours yards. If the developers claims would match the drawings there would be nothing by high and translucent windows overlooking the adjacent Medan yards. They could only have apartments facing west.

**Zoning laws** are in place to protect property values yet this proposal would take away so much light and privacy as to lower adjacent property utility and values, an act of expropriation for which no compensation is offered. We have purchased properties in good faith with the understanding that laws are in place to protect our rights: including but not limited to light, privacy, mature trees and

air.

**Zoning rule changes** in most of North America and Europe need to respect the rights of neighbouring properties when changes affecting them are made. In Victoria there is a required public consultation process that must, by law, be respected. It is not just lip service as concerns are to be addressed, per the OCP. In the Victoria Org chart, community comes above all else, and there is rare unanimous opposition to this proposal. If Council takes away these rights ignoring neighbourhood, and neighbouring property owners rights, compensation must be paid, including litigation costs, if an amount is not agreed on prior to rezoning. If the developer of 131- 139 Menzies plans to profit from the rezoning by taking away value and utility from neighbouring properties, the profit must be shared and should be paid to the affected neighbours in advance. The cost of the loss and utility and value to my property would likely negate the value proposition of developing this property. Rezoning by the city, without such a stipulation in this instance, without compensation, would amount to institutional theft. Rezoning without compensation would only be legal and ethical if a property owner purchased our properties after a provisional rezoning was already in place.

This proposal would therefore only have a **prospect of viability if** the adjacent properties, including those included in the Urban Village bubble diagram, were purchased and assembled into one land package. Owners of adjacent even multigenerational owned and occupied properties have not agreed to any sale nor compensation. This rezoning is therefore both unethical and illegal.

### **Parking**

No one seems to care about parking , but it is an issue. Tradespeople live in our neighbourhood, who build all the new Victoria buildings. They have nowhere to park work trucks and vans. Our residential parking has disappeared and has not been enforced at all since 2020. I have forwarded videos of my 92-year-old neighbour pleading for parking so she can at least be dropped off at her home. The proposal and another under construction on this block, Village (not)Green will exacerbate this.

### **James Bay Overdevelopment and Access**

There is no current LAP for James Bay The Urban Village designation was dependent on the development of an updated LAP. Without the updated LAP the Urban Village bubble diagram is invalid. James Bay with current zoning is set to double in population in the next 10 to 20 years, yet with only three intersections of access. This is not enough for day-to-day traffic, nor during frequent inner harbour festivals and events and especially not in the event of a disaster. How will James Bay be accessed after an earthquake, especially if the un reinforced masonry Legislature and South Park School tumble down. I have lectured architects all over the US west about masonry seismic safety and understand this issue.

Roads accessing James Bay have been limited; Wharf St with reduced lanes, Government St with traffic calming, Vancouver St with through access blocked. Dallas gets blocked with traffic at the Cook St intersection, backing up as far as the flagpole, when Government is blocked. Increased density in James Bay cannot be approved ethically without a traffic and access plan.

The **Heritage** of James Bay is being torn down. 139 Menzies is a heritage home built in 188 with



style, but BC's first Italian family. The Medanas, designed by BC's first architect, Mr Mallandaine, and is worthy of preservation. To keep it, all Council needs to do is maintain existing zoning. James Bay is an historic neighbourhood that is a tourist and therefore economic draw for the city. When a tourist city ruins its charm, its economy implodes. Tourism is good for our economy and should be preserved.

The developer has indicated that the proposal is only intended to be there for 60 years, in effect be a **disposable building**. The developer sees the building as a 60-year investment and this attitude indicates that the building, which will need maintenance over time, will be ignored, if a rental. The design is simply ugly, cheap, and lacking in charm. I can provide a full critique on request. I studied architecture in Waterloo, Montreal, London and Rome. I have taught at the University of Washington. Disposable buildings are not environmentally friendly, quite the opposite. Purpose built rental buildings are often seen as disposable by investors. The existing house on the site have existed since 1888 or 135 years, more than double the developer's time frame for the proposal, and they would be admired for 100+ more years, if restored. Victoria has long funded restoration programs and charming historical cities, even Paris and London maintain their original buildings in city centres, often for hundreds of years.

### **Developer and Architect Misrepresentations**

The developer and the architect have made a number of misrepresentations in their proposals.

1. The proposal, in contravention of the OCP, does not respect **height transitions**. The height of 131 Menzies lot must be transitioned to by the 135 lot, yet even 131 breaks rules. 131 is zoned R2. The developer claims that 131 is providing the height transition, but this is false.
2. Contrary to statements presented as fact by the architect there is not a "requirement" for this to be a six-storey height and moreover there are no OCP regulations to govern rezonings which stipulate this building being so high. Their stating that they have a "right" to six storeys is akin to a teen driving a fast car and saying that since the car can go fast it is a right to speed through a school zone while intoxicated. With zoning entitlements come obligations and this architect is illegally and unethically speeding while intoxicated. They have only cherry picked select phrases from the OCP. It is unethical for an registered architect to make such false declaration, (June 14 JBNA CALUC meeting 51 minute and 30 seconds in <https://docs.google.com/document/d/1rosr1Tm04QSDIGRagCsaO80rbwlQrflbY1Fk1lhy4Ts/e/dit?pli=1>)
3. As mentioned earlier, there are no "high overlook" windows planned for those leering over my yard, only balconies and full egress appropriate windows.
4. The drawings are incomplete and not of a standard which would be allowed for even Board of Variance hearings, let alone rezonings. The drawing lacks setback dimensions, height dimensions, and sufficient shadow diagrams. If this is approved the developer, with such lack of dimensional specificity on the drawings will have carte blanche to make the building larger or more egregious. The walk through presented by the architect showed

trees in 3D which are shown as removed on the plans. The unit plans are undeveloped, shown with miniature furniture that does not scale as standard furniture. Units do not meet some minimum requirements. There is no arrangement presented for garbage management or rate control, especially with residential properties on Medana.

5. Mature trees are not correctly located nor called out, even those to be removed or have their root system compromised. Root zones are not respected. Excavation zones are not mentioned as if setbacks are for roots. The parking garage extends further into the rear setback that is customary for protected tree root zones. The effect of shallow bedrock on root systems is ignored.

6. The developer has made a number of promises but has a reputation for not meeting obligations and I have been told that they have cases of non-payments for work on other projects before the courts, with individual cases in excess of \$70,000. The developer shows features including plantings but without paying a bond to guarantee, has no obligation to water and maintain plantings, provide sufficient and appropriate soil for new trees, maintain parking for residents rather than leasing it out, maintain amenities like car share memberships and free bike parking.

### **Political Suppression of Opposition and Community Opinion**

The OCP gives credence to community input. Community input is unanimous in opposition to this project. A City Councillor has attempted to silence, intimidate and bully my opposition to this project twice, in writing by email and one of these times in a public recorded JBNA Zoom chat attended by over 100 people. I have delayed my written response to "Have Your Say" here on account of this intimidation and feel I may endanger myself with this response. The developer has made statements that I find threatening. The Councillor made false accusations which were proved false as all communication was recorded. The Councillor, after making accusations that he and his family was "obliquely threatened" by me, made claims in the press, on the front page of the Times Colonist, that he had death threats and wrote that they were "passed on to the police". Fearing for my safety and unable to sleep with such a claim targeting me, I preemptively called the Victoria Police and was told that there was no Victoria Police file of these threats. They had not been passed into any Victoria Police file. The claim of passing the threats to the police seemed false as no official report was filed. This throws shadow onto the Councillor's claims of threats, and points to the threat claims as a method to silence and intimidate us, me in particular. Developer intimidation is a concern; even President Trump used violent means against tenants and rezoning opponents.

The City is supposed to allow neighbours and citizens to voice their opinions yet this false claim of threats has threatened me, with clear evidence. The Councillor has tried to silence me. His wording of "threats to me, my wife and children" was made in the Zoom chat and the same wording was used in his communication with the press about death threats, as if he was using the same script. He presented fiction about me and a serious attempt at intimidation. I however cannot file a mischief complaint with the police as he has only made the "death threat" claim in the press and not to the police.

I am **threatened** by this development and the City Councillor who is making false claims. Note that four members of council and the mayor have received documented political donations from the

developer, Geric. While the developer and the Councillor disparagingly label us NIMBYs and privileged single family home owners, this is false. We have proposed and encouraged respectable rezoning that meets OCP guidelines. I do not live in a single-family house but one which also houses tenants and different generations. I espouse WAIYBY rhymes with Baby, instead of NIMBY, or What About In Your Back Yard. I used comparison of the lot sizes of City Council members to compare Victoria a lot sizes with this proposed 76' deep lot. I asked the developer what he would think of such a tower over the yard where his family played. The developer representative and the one councillor are insensitive to our threats but make up nonexistent threats when I invoke WAIYBY comparisons.

This proposal is wrong.

--

Kirk Buhne

[REDACTED]  
[REDACTED]

Dear Mayor and Council

We are writing to express our strong opposition to the proposed development at 131, 135 and 139 Menzies Street.

We believe the proposed development is significantly out of proportion to the adjacent properties and the neighbourhood as a whole.

The scale and historical character of James Bay is an invaluable resource, both in terms of the neighbourhood's character and as a generator of tourism revenue. Visitors and cruise ship passengers are attracted by historic charm, not disproportionate out-of-character new structures. James Bay's character is a finite resource - each time part of that character is degraded by developments such as this proposal, it is virtually impossible to restore.

Of course, we need more housing, but not at any cost and certainly not at the expense of the character that makes this community so attractive to so many. There are certainly examples of infill architecture that expands housing stock in a sympathetic manner which respects and enhances the character of one of Victoria's oldest neighbourhoods and our city.

While we fully understand the immediacy of the housing issue and are strong supporters of development that will enhance our city in the long term, we sincerely hope Council will consider an approach that creates housing opportunities while respecting the character and fabric of the neighbourhoods that make up Victoria.

Respectfully,

BILL & LORNA QUINE

404 – 545 Rithet Street

Victoria BC V8V 1E4

# 131-139 Menzies Street

## Too Big Too Tall

City of VICTORIA Have Your Say  
Voice your opinion here.

<https://engage.victoria.ca/131-135-and-139-menzies-street-2>

May 31 → June 29 2023

Your comments will be provided to the applicant, CALUC, and City.

We are James Bay residents who believe the proposed five-storey development at 131 Menzies Street must be replaced with a much smaller development that respects the neighbourhood.



1 | MENZIES STREETSCAPE  
1:200

Above, superimposed on the developer's streetscape, are the buildings that will remain on either side of the Menzies Street Development, all built in the early 1900s.

Below is the impact on Medana Street directly behind the development to the east — this is a 5-storey building that is being shoe-horned into very shallow 82 ft. lots in the middle of Menzies Street. The proposed building is directly behind Medana Street's residential houses. The Medana Street homes are also on very shallow lots and have very shallow back yards. There is no back alley or any other separation; the adjacent homes and this building would be separated by a simple fence. Nowhere outside of downtown Victoria does zoning allow such a large building to be built onto such a shallow lot with minimal setbacks to the neighbouring properties.



2 | MEDANA STREETSCAPE  
1:200

## What is the proposal?

Geric Construction proposes to replace three character houses with a five-storey market rental building (40 units) on the northern two lots and three 3-storey townhouses (3 units) on the southern lot. The ground level of the mid-rise will include 1,200 sq. ft. commercial space.

It is important to note that the current zoning for all three lots is [R2 -Single Family Residential](#) which allows for two-family dwellings.

The proposed development is massive. It is too big and too tall for the proposed site and the neighbourhood.

- It replaces 3 houses with 43 units
- It towers at 5 storeys and 19 m
- It violates several existing zoning bylaws and building guidelines

The assembled three lots are a mere 82 ft. deep and as such, too shallow to even effectively support a missing middle multiplex without special allowances, let alone a 5-storey building. Neighbours have met with the developer numerous times to plead for a smaller building or missing middle development that would better integrate with the surrounding homes, yet Geric Construction continues to insist that a 5-storey building plus 3 townhouses is an appropriate and justifiable replacement for 3 character houses. We have proposed a row of 12 market townhouses for the site, which would include rental apartments on the ground floors as a more reasonable and realistic project, without the need of underground parking.

The rear setback of only 6.659 metres requires the removal of mature trees on the property, and threatens the root systems of the mature trees in the backyard of a neighbouring Medana St. property.

The heritage era houses directly behind on Medana St. are on equally shallow lots and positioned towards the back of their properties — the development will be far too close to the neighbouring houses, disrespecting both privacy and need for sunlight.

To achieve the requested 0 front yard setback, the Developer needs to “give” the City 2m. The City needs this 2m because Menzies St. is only 50’ wide in that block. The lot is therefore 6ft-7in shallower, or 76 ft deep, just 16 ft over what would be half the depth of a typical Victoria lot. They are effectively planning to build a 5-storey building on a 1/2 depth lot.

Note: The zoning changes required for the proposed three 3-storey townhouses on the southern end of the lot are not the focus of our complaint. They would:

- Include three market rental 3-storey townhouses with 3 parking spaces
- Stand 11 m high (7.6 m allowable)
- Have a floorspace ratio of 1.37 (0.5-1.0 allowable)

	Proposed	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multipole Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
Front	0 m	3 m ‡	4 m	6 m	10.5 m (for 4 storeys)
Rear	6.659 m	8.75 m	10 m	4 m	6 m*
Side	2 m (north) 1.77 m (south)	3 m 1.5 m (4.5 m combined)	6 m	4 m	6 m*

## Too-big too-tall

### Setbacks

All or most of the proposed setbacks are inferior to existing zoning requirements

‡ Estimated average of existing setbacks of adjacent lots

\* The greater of 3 m and one half the building height (maximum is 12 m)

	Proposed 5-storey Building	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multipole Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
Height	19 m*	11 m ‡	18.5 m	10.5 m	12 m
Number of storeys	5	2 ½	6	3	4

## Too-big too-tall

### Height

The proposed height exceeds all the existing zoning requirements

\* As per the drawings at the developer site

‡ For a public building. Family dwelling id lower (7.6 m and 2 storeys)

	Proposed	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multipole Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
FSR	2.91:1 (Apartment) 1.37:1 (Townhouse) ‡	0.5:1	2.0:1	1.0:1	1.6:1

Too-big too-tall

### Floor-space ratio (FSR)

The proposed FSR far exceeds all the existing zoning requirements

‡ Combined is 2.39:1

	Proposed	R-2 (Two-family dwelling)	URMD (Urban Residential Multiple Dwelling)	RTM (Traditional residential Multiple Dwelling)	R3-AM-1/-2 (Mid-rise multiple dwelling)
Site coverage (maximum)	72.9%	40%	40%	50%	30%
Open site space (minimum)	32.8%	30%	50%	30%	30%

Too-big too-tall

### Site coverage

The proposed site coverage far exceeds all the zoning maxima



	Proposed	Schedule C
Vehicle parking spaces	17	32.3

**Too-big too-tall** Vehicle parking as per schedule C  
 The proposed parking spaces is half (52.3%) of the required by schedule C

Parking is a controversial issue with arguments both for and against. There are definite drawbacks to building underground parking on this shallow site. If the geography on Menzies is similar to the adjacent properties, this site sits on shallow bedrock that will require much blasting that could potentially damage the foundations of the adjacent 100 year old residential homes. The excavation of the parking garage will be extremely costly and also require the removal of multiple mature trees and threaten the shallow roots system of the mature trees on the adjacent residential homes. The developer may claim the cost of the excavation as a reason to justify their need to build such a tall building. A smaller building or missing middle development would not require a massive excavation for parking.

	Schedule C per unit	Proposed	TOTAL
Apartment Village Center			
<45m <sup>2</sup>	0.6	25	15
45m <sup>2</sup> <x<70m <sup>2</sup>	0.7	11	7.7
>70m <sup>2</sup>	1.1	1	1.1
visitor	0.1	37	3.7
Affordable			
<45m <sup>2</sup>	0.2		0
45m <sup>2</sup> <x<70m <sup>2</sup>	0.5	4	2
>70m <sup>2</sup>	0.75		0
visitor	0.1	4	0.4
Commercial Village/Center			
1 space per 50m <sup>2</sup>	1	120 m <sup>2</sup>	2.4
TOTAL			32.3

Schedule C calculations

# Too-big too-tall

- The proposed development violates the City of Victoria Design Guidelines for Multi-Unit Residential, Commercial and Industrial:

- 1.1.1 The architectural approach should provide unity and coherence in relation to existing place character and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials.
- 1.2 Where new development is directly abutting lands in a different OCP Urban Place Designation, or it directly abuts a different Development Permit Area, the design should provide a transition between areas in ways that respond to established form and character, and that anticipate any future development.
- 1.5 New residential and residential mixed-use development should respect the character of established areas and building variety through the form and massing of housing.



- Pitched roofs are elements of single-family houses. They are not relevant in the context of a high-rise.
- The proposed development is contiguous, presenting an unbreakable wall having no relation to the neighbourhood of varied, distinct, and separated forms offering many sight-lines between them.

## Too-big too-tall

- The proposed development violates the City of Victoria Design Guidelines for Multi-Unit Residential, Commercial and Industrial:
  - 1.6 Multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, including, but not limited to, single-family dwellings, should:
    - 1.6.1 Provide a transition in its form and massing to lower-density building forms.
    - **No transition between 131, 136 Menzies and 139 Menzies**
    - 1.6.2 Be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.
    - **Balconies and large windows in the rear (facing Medana street) of the building**
- **The properties on Medana Street will be negatively affected by the cast shadows and by the intrusion to their privacy.**

## What about the Official Community Plan (OCP)?

In the City's Official Community Plan (OCP) 131 and 135 Menzies are in the proposed Urban Village Zone; 139 Menzies is not in the proposed Urban Village Zone — the developer is not making any attempt to respect the OCP's rules to transition and blend between different development zones. In fact, Geric Construction is trying to pass off the building's reduced 3 storey height at 139 Menzies (a height that still exceeds R2 family housing zoning) to serve as the transition from the Urban Village zone to the adjacent R2 family housing zone, but this part of their building is already in the family housing development zone -- so where is the required transition?

The large balconies and windows on the east face of the proposed building also violate the OCP guidelines requiring overlooking properties to respect neighbouring properties.

# Why so high?

Victoria's Official Community Plan (OCP) considers Large Urban Village as a zone that contemplates building up to 6 stories where appropriate.

This is why the Developer feels entitled to build so high. However, the actual zoning is still R2 (residential), and furthermore, OCP guidelines are not only for height but also for:

- blending with the neighbouring properties
- setbacks
- massing
- shadowing
- green space
- public amenities
- human scale

The following map shows that on Menzies, north of the Five Corners, all of the mixed use buildings have taken up the full depth of the Large Urban Village designated area in order to support their structures. This is achieved while respecting OCP guidelines. None of these structures exceed four storeys. Furthermore, they step down in height as they approach the Five Corners.

In the block containing 131-139 Menzies, similar heights could be achieved using the full depth of the Large Urban Village designated area. This, however, would entail the relocation/demolition of the houses on Medana. As it stands, the proposed lot is far too shallow. At 82 ft deep, the above listed OCP guidelines are cast aside to squeeze in a five storey structure.

## Bird's-eye view

The James Bay Community Plan (1996) spoke of development north of the Five Corners, not south. This aerial view shows that the development to the north does not infringe upon residential homes. There is plenty of transition space, and the street itself is wider. Menzies Street, south of the Five Corners, is not even as wide as residential Medana Street behind it.

### Blocks North and South of the Five Corners Hub



**Inside the Red Lines:**  
**Large Urban Village, as designated by the 2012 Official Community Plan (OCP)**

**North of the Five Corners — appropriate mixed use buildings utilize the full depth of the Large Urban Village designated area; none exceeds 4 storeys, stepping down as they approach the Five Corners.**

**South of the Five Corners — would require removal of heritage era houses on Medana Street to obtain the depth needed to achieve 4+ storeys while effectively meeting OCP requirements for: blending with neighbouring properties, massing, setbacks, shadowing, green-space, public amenities, human scale, etc.**

**Note: the proposed development lot is only 82ft deep.**

Too-Big Too-Tall

# Does anyone still need convincing?

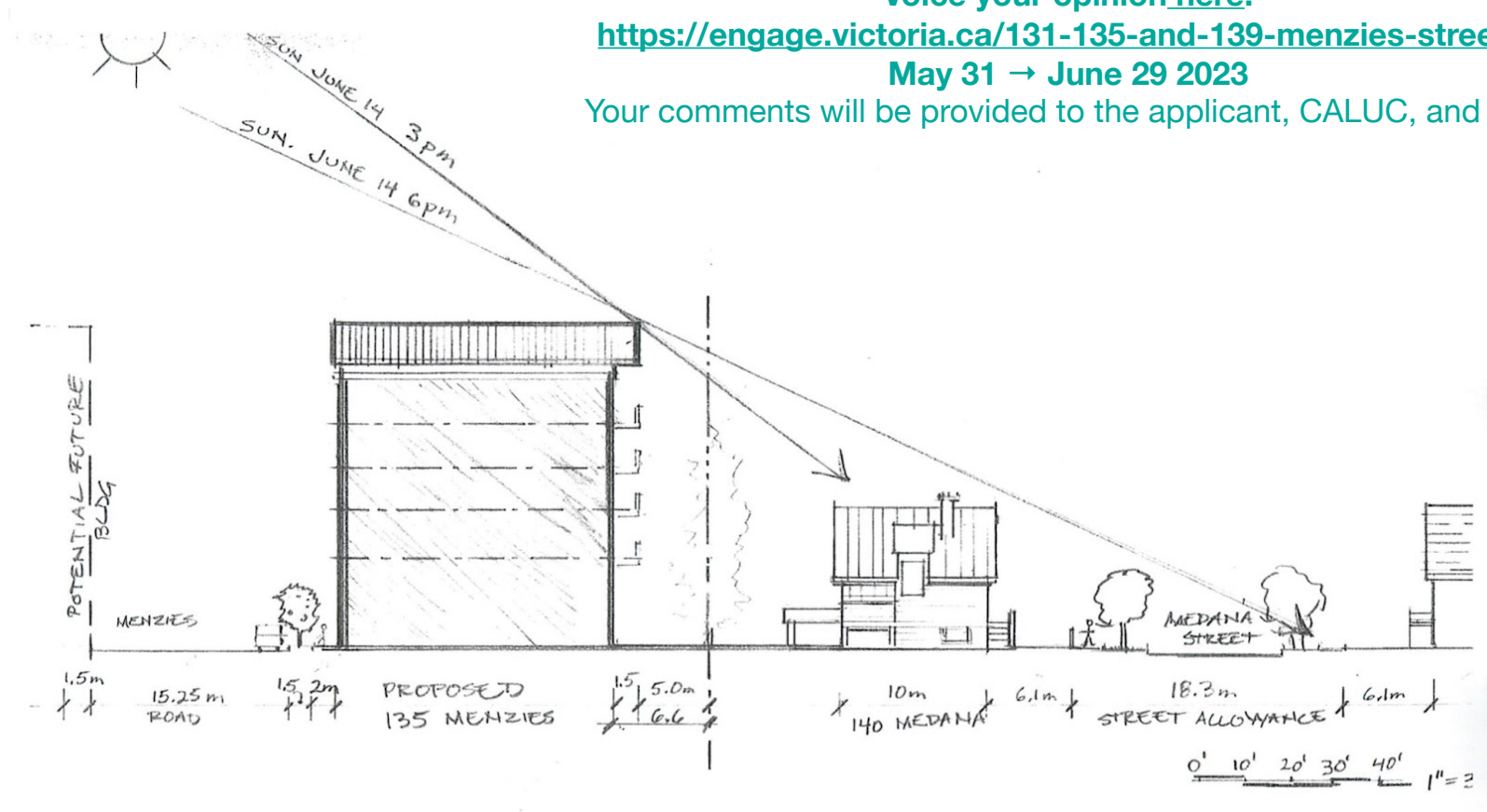
City of VICTORIA Have Your Say

Voice your opinion [here](https://engage.victoria.ca/131-135-and-139-menzies-street-2).

<https://engage.victoria.ca/131-135-and-139-menzies-street-2>

May 31 → June 29 2023

Your comments will be provided to the applicant, CALUC, and City.



This to scale drawing illustrates the the excessive height of the proposed apartment building, its proximity to the houses it towers over, and the shade it would create on June 14th, 2023, the night of the Community Association Land Use Committee (CALUC) Meeting where the developer presents it's proposal to the neighbourhood and interested parties via Zoom.

**From:** Kirk Buhne [REDACTED]  
**Sent:** Wednesday, July 12, 2023 8:17 PM  
**To:** Rob Bateman <rbateman@victoria.ca>  
**Subject:** 131 - 139 Menzies: Street Size

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This project is being referred to as “Urban Village” yet Menzies St does not qualify as an arterial or secondary arterial road. It is therefore too big and too tall.

----- Forwarded message -----

**From:** Edyth Bradley [REDACTED]  
**Date:** Wed, Jul 12, 2023 at 20:12  
**Subject:** Menzies Street Size  
**To:** Trevor Moat <[REDACTED]> Soressa Gardner <[REDACTED]> Patricia Crichton <[REDACTED]> Kirk Buhne <[REDACTED]>

- OCP GOAL 6 (A).** Victoria has compact development patterns that use land efficiently.
- 6.22 Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is:
    - 6.22.1 within 200 metres of the Urban Core; or
    - 6.22.2 within 200 metres of Town Centres or Large Urban Villages; or
    - 6.22.3 along arterial or secondary arterial roads

Menzies is a secondary collector:

- Downtown Streets
- Arterial
- Secondary Arterial
- Collector
- - - - Secondary Collector
- Local
- Rail Corridor

This is a point worth highlighting.  
Edy

Edy Bradley BID  
Banfp Design Group Ltd.  
#3-508 Pendray Street  
Victoria, BC V8V 0A9  
[REDACTED]

--  
Kirk Buhne  
[REDACTED]  
[REDACTED]

# MIKE GERIC

CONSTRUCTION

May 20, 2022

Mayor and Council  
City of Victoria  
1 Centennial Square

Re: Purpose-Built, Affordable Rental Project | Regional Housing First Program  
Property Addresses: 131/135/139 Menzies Street

Dear Mayor and Council,

It's my pleasure to introduce you to our Purpose-Built, Affordable Rental project located at 131-139 Menzies Street in the beautiful James Bay village centre. We have been working diligently with Mr. Tony James and his team at Continuum Architecture to provide a turn-key rental housing proposal, which will provide 46 attainable rental homes for residents within the Capital Regional ("CRD").

#### Relation to current Quebec and Montreal Rezoning Application (REZ00804/DVP00191)

This project will form the affordable housing amenity to complement our land-lift and inclusionary housing package for the condominium rezoning application at Quebec and Montreal Streets in James Bay (which is currently in review by the City of Victoria). The three properties included in this proposal are an ideal location for a rental housing development. Their proximity to retail goods and services, green space amenities, accessible transit and a generally walkable community will allow tenants to thrive with a high quality of life within the James Bay core and along this designated growth corridor.

Following the initial submission of our mixed-use condominium project at Quebec and Montreal Streets in the Legislative Precinct of James Bay, Mike Geric Construction listened carefully to members of the community, representatives at the City of Victoria and housing advocates throughout the region to find a creative way to incorporate a significant affordable housing amenity into the proposal. The result was this separate project, that is more ideally located for affordability and provides a well-designed and turn-key affordable rental building.

Our intent is to secure our commitment to providing the purpose-built rental building by way of a Master Development Agreement whereby Final Reading of the Quebec and Montreal project is withheld subject to approval of the Menzies rental project. This will ensure we deliver the affordable rentals prior to final approval/occupancy at Quebec and Montreal.

#### Regional Housing First Program

Through application to the CRD's Regional Housing First Program ("RHFP"), our team has provided the Capital Regional Housing Corporation ("CRHC") with a transparent, vetted and industry-lead project budget, which demonstrates the realities of the construction market and confirms that we are providing this purpose-built development on a cost-recovery basis within this challenging



construction and economic climate. We will continue to work with our partners at the CRHC and BC Housing to ensure that this project is economically and socially viable, constructable and deliverable in conjunction with the market-driven Quebec and Montreal condominium application.

It has been a sincere pleasure to work with representatives from the CRD, CRHC and City of Victoria staff to deliver this proposal, which is complementary and supported by the City of Victoria's Design Guidelines, Official Community Plan and the James Bay Local Area Plan. We are pleased that the RHFP Project Selection Committee has approved our project to proceed to the CRD Board for funding approval and it is our sincere hope that this application will form a successful example of a builder partnering with the CRHC to provide affordable rental housing.

### Our Request

We are asking Council to waive the CALUC process for the current Menzies Street proposal to expedite project review and align consideration of this project and the current Quebec and Montreal application.

Moving through the traditional CALUC process will add delays to approval timelines and jeopardize funding through the RHFP as this round of funding is soon closing and eligible projects must be shovel ready this year. Furthermore, escalating interest rates and trade pricing are increasing baseline budgets and additional processing delays will put this project's viability at risk.

Thank you for your consideration.

Sincerely,



Greg Gillespie, BSc, PMP  
VP Development, Mike Geric Construction

Cc:

Alec Johnston, Senior Planner

Karen Hoesel, Director of Sustainable Planning and Community Development

Enclosures:

Architectural Drawings (131/135/139 Menzies Street)

CRD RHFP Evaluation Letter



Housing Initiatives and Programs  
625 Fisgard Street, PO Box 1000  
Victoria, BC V8W 1R7

T: 250.360.3319  
F: 250.361.4970  
www.crd.bc.ca

April 11, 2022

Greg Gillespie, VP Development  
Mike Geric Construction Ltd.  
4520 West Saanich Rd  
Victoria, BC V8Z 3G4

Dear Greg Gillespie:

**RE: Regional Housing First Program (RHFP) - RFP# 1070-1819/80  
131-139 Menzies Street Affordable Housing Project  
131/135/139 Menzies Street, Victoria BC**

The partnership of the Capital Regional District (CRD), Island Health and BC Housing have finalized our evaluation of your proposal submitted under the above Request For Proposals (RFP) and are pleased to inform you that your submission was approved to proceed.

The 131-139 Menzies Street Affordable Housing Project proposal scored 83 out of a possible 100 points. The Project Selection Committee was very supportive of the project, particularly the location, mix of unit types and value, and is working to address the funding gap. Concerns were expressed regarding the timing associated with rezoning and demolition, as well as potential environmental contamination from the existing residences on site. Evaluators also noted that there were not enough accessible units planned and that there is no interior amenity space.

RHFP projects require capital funding approval by the CRD Board. As such, the 131-139 Menzies Street Affordable Housing Project proposal will be presented to CRD Board by staff in the coming months. Should your proposal be successful, you will receive a letter confirming provisional funding approval by the CRD Board. Once construction is concluded, the CRD Board would make the Final Project Commitment and commence purchasing of the units.

Should you have any queries in connection with the award, please do not hesitate to contact Michael Lachocki, Procurement Manager BC Housing, at [mlachocki@bchousing.org](mailto:mlachocki@bchousing.org).

We wish to thank you for your submission and invite you to respond to future Capital Regional District, Island Health or BC Housing requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Elliott', is written over a horizontal line.

Don Elliott  
Senior Manager, Regional Housing  
Capital Regional District

