

Lacey Maxwell

From: John [REDACTED]
Sent: August 19, 2017 1:24 PM
To: Victoria Mayor and Council
Subject: 435 Michigan - Development Proposal / Asbestos Contamination
Attachments: additional housing proposal 2017.8.18.pdf; 20170713_124724.jpg; Letter to Starlight Investments Devon Properties Mar 14 2017.pdf; 20170708_203901.jpg

Categories: Awaiting Staff Response

Dear Mayor Helps and Council:

You may already be familiar with the recent evacuation of our building at 435 Michigan because we tenants were exposed to levels of asbestos deemed dangerous enough by Vancouver Island Health to require us to leave the building for over 1 1/2 months.

It was our hope that by now the saga of our home - Charter House - would have ended but unfortunately that is not the case. In fact an entirely new twist has present itself to further muddy the waters. Recently, a flyer was circulated, (copy enclosed) to the neighbouring buildings of Charter House on Michigan St. inviting residents to view and discuss a proposed new building to be located on the property of 435 Michigan and 415 Michigan. Ironically, this proposal notification was not sent to the tenants of 435 Michigan by Starlight Properties who own the building or by Devon Properties who manage the building, and nothing has been posted within our building. In addition we received no notification from the City of Victoria about this proposal. Some weeks back, geotechnical work - drilling - was done on the property between the two buildings to ascertain where the bedrock was - (photo enclosed). It should be noted that similar drilling was also conducted in the parking lot behind 350 Douglas St., another Starlight / Devon building.

Since before Christmas there has been no return to construction at 435 Michigan, other than a partial removal of some of the construction debris that was on the site and securing the massive blue tarps shrouding our building that had torn loose in the numerous high winds since last Xmas (photo enclosed). Our hallways are still bare concrete - (photo enclosed), our windows and balconies are either taped closed or screwed closed. We have received no updates on when construction on this building will resume. After the evacuation of our building at the end of January 2017 because of the asbestos contamination, a pro-bono lawyer we engaged sent a letter containing more than a dozen questions to Starlight properties and Devon properties. This letter was sent twice and has gone unanswered for 5 months now - (copy enclosed). Both Devon Properties and Starlight continue to resist providing fair and reasonable disclosure to the very people who are their tenants. From serious impacts on our health, finances, and living environment, Starlight and Devon continue to neglect and disrupt our neighbourhood and our living space, and now appear to be exploring enlarging that scope.

To complete the picture, we have continued to receive rent increases at the maximum level allowed by law.

Through this entire ordeal we have had little assistance or support from the City of Victoria and it is our hope that you can now step forward and offer us some degree of protection and guidance moving forward.

We invite your questions and look forward to speaking with you soon.

Best Regards
Sean Clazie
Suite 1206 - 435 Michigan

Mayor & Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

RECEIVED
SEP 08 2017

September 6, 2017

Dear Mayor Helps and Councillors:

We are concerned about the proposed development by Starlight Investments of 24 new ground-oriented rental housing units at 415 - 435 Michigan Street because the renovations on Charter House (work stopped Dec. 2016 - not resumed) and Regent Towers have not been completed. You should visit these buildings to observe the conditions residents must endure.

Given the aims city council has published, it is hard to understand how paying tenants could be left in unfinished buildings while the landlord is free to apply to construct a new building on the same property site. We were able to move out of Charter House, but our former neighbours are very concerned about parking, traffic congestion and further mistreatment leading to renoviction. We are writing to support their concerns.

We would like to see city hall stand up for ordinary Victoria citizens and not grant new permits to absentee landlords like Starlight Investments until their current renovation project permits, now completely in limbo, are completed. Charter house has been shrouded since June 2016.

If the absentee landlords are given free rein I fear the following scenarios:

- continued disregard for the health and safety of tenants and workers
- continued insecurity of the present tenants and others trying to rent affordably in Victoria
- incomplete renovations keeping suites off the market adding to Victoria's already stressed housing shortage
- continued challenge for businesses to hire needed employees due to lack of affordable housing
- erosion of public confidence and trust in our present Victoria administration
- erosion of the reputation of Victoria being a community minded city that cares about its citizens
- Charter House in its blue shroud continuing to be a visible reminder of mismanagement

This whole episode has gone on far to long for the people living in Charter House and Regent Towers. We invite you to do a tour - talk to some of those living in these buildings. Think about whether you would want to be living in one of those buildings and paying rent to live in a construction zone for more than a year with no end in sight.

Sincerely

Jean & Gordon Sonmor
202 - 1035 Southgate Street
Victoria BC V8V 2Z1

cc MLA Carole James

Lacey Maxwell

From: Stan Stuart [REDACTED]
Sent: February 7, 2018 6:02 PM
To: Victoria Mayor and Council
Subject: 415 and 435 michigan street

these two existing buildings have a total of 138 parking spaces .the plan is to rely on only 138 existing spaces instead of the zoning requirement of 269 once the proposed additional 24 suites are considered the existing two buildings have had vacancies during renovations which continue into third year but they will fill there is heavy street parking on both sides.there seems to be no excuse for reducing parking provision



Virus-free. www.avg.com

Lacey Maxwell

From: Lorraine Stundon [REDACTED]
Sent: February 14, 2018 5:44 PM
To: Victoria Mayor and Council
Subject: Regarding change to zoning regulation RH 3 to site specific.

I appose this rezoning.

This short street block is so jammed filled with high density housing.

There are at least 5, 4 story rental apartment, 1- 4 storey, strata, 1- 5 storey strata. Multiple assisted rental town house. 2 tall steel and concrete tower rental block (of which the owner want to build town house rental unit) also on same street a strata town house. This short block on Michigan St between Oswego and Menzies could not possibly support any more housing. We have the large capital build out, rentals and strata and government workers.

I invite you to drive this short block if you can. Garbage disposal can barely make it along there. Let alone if need fire trucks and ambulances.

It is a max safety levels now. It would be impossible to move the residents of this street if there was an event that required mass evacuation. It is also putting an unfair burden on us residence of James where our density is reaching critical mass.

Regards Lorraine Stundon.
[REDACTED]

Lacey Maxwell

From: nathalie vazan [REDACTED]
Sent: February 17, 2018 9:00 PM
To: [REDACTED]; nathalie vazan
Cc: Paul Mitchell; Victoria Mayor and Council; James.MLA, Carole; Shayli.Robinson@leg.bc.ca; murray.rankin@parl.gc.ca
Subject: James Bay's Proposed Development between 415 and 435 Michigan St.

Hello Marg,

The object of my message is to express my views on the Proposed Development of a 24-rental unit building on Michigan St which would be located within 100 metres from Regent Tower (415 Michigan St) where I have been living for the last 11 years (since 2006).

Unfortunately, I was turned away from the February 14 CALUC-Community Meeting since New Horizons' venue had already reached maximum capacity when I arrived shortly after 7 PM.

Over the last three days, I have had enlightening conversations with fellow residents of Regent Tower, Charter House and of other James Bay buildings. Hence, after thorough reflection, here is my position, presented to you in four items, regarding the zoning application at stake.

- 1) The lack of parking space for residents and visitors of that proposed building would create congestion on that portion of Michigan St, which would create chaos and headaches for drivers, pedestrians and bikers, therefore impeding on our quality of life.
- 2) That congestion on Michigan Street, between Menzies and Oswego, could jeopardize the delivery of emergency services, such as ambulance, police and firefighters to our area's residents.
- 3) This building would offer only high-priced rental units, that is, \$ 1 600 per month for bachelors and \$ 3 000 per month for 2-BDR suites. This is NOT considered affordable rent. Therefore, this building would only be suitable for a small percentage of renters and would NOT address the serious need for reasonably established rent for the majority of renters in our community.
- 4) The loss of green space and of beautiful old trees in between Charter House and Regent Tower would be another major deterrent to the construction of that proposed building.

Marg, considering the above-mentioned reasons, I believe that this Proposed Development entails too many negative effects to our neighbourhood.

Thus, I am strongly opposed to the construction of such a building on that green space between 415 and 435 Michigan St.

Best regards,

Nathalie Vazan
601 - 415 Michigan St.

Katie Lauriston

From: webforms@victoria.ca
Sent: Monday, February 19, 2018 9:30 AM
To: Development Services email inquiries
Subject: Development Services

From: Kristin Ross

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/residents/planning-development/development-services.html>

Daytime Phone : [REDACTED]

Hello,

I attended a James Bay Neighborhood Association meeting on Wednesday, February 14th to hear more about a proposal for a townhouse development at 415/435 Michigan Street. I live in one of the adjacent Starlight buildings (at 435).

I appreciate you want to hear from residents in the neighborhood so I am writing to indicate I am strongly opposed after hearing the architect and others involved with the proposal.

I have lived in the building for 14 years and have been appalled at the way residents have been treated and the length of time Starlight has taken to upgrade balconies and windows, among other aspects of building care. I am sure you are aware of the issues that have plagued the buildings since Starlight's takeover.

The proposal will rob us of the cherished grass lawn between the two existing buildings. The street is already crammed with cars and there is certainly not room for their underestimated number of cars per unit. The proposed set-back is too close to the sidewalk thereby taking away the aesthetically pleasing space now afforded by the lawn.

I am all for affordable rental units in the neighborhood as that is what Victoria is lacking, but given their 50% increase in rent to all remodeled units, I strongly believe there is no evidence Starlight will offer these units anywhere below the \$2000 monthly rate they are close to receiving for updated two-bedroom units in the adjacent buildings.

Overall, I am extremely dissatisfied with the way Starlight has impacted my living space for over two years now. I am opposed to this new project, not only because of the lived experience with this company, but because of all that will be impacted in our environment if they are allowed to go through with this idea.

Someone at the meeting suggested they build more units at the back of the 415/435 lot, adjacent to the Simcoe buildings, and include more parking. At least that area wouldn't effect our green space and the beautiful trees that have taken decades to grow where they are toward the street.

Thank you for listening (reading)!
Kristin

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is

strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: [REDACTED]

Noraye Fjeldstad

From: Rob Bateman <rbateman@victoria.ca>
Sent: Thursday, May 03, 2018 12:38 PM
To: Noraye Fjeldstad
Subject: FW: Michigan Street Development

Hi Noraye,

Could you please file this? It is regarding REZ000637 and DPV00055 for 415 and 435 Michigan Street.

Thanks!
Rob

From: Miko Betanzo
Sent: Thursday, May 3, 2018 11:59 AM
To: Rob Bateman <[REDACTED]>
Subject: FW: Michigan Street Development

Another one from Michigan for your file

From: Tustanoff, Marion RBCM:EX <[REDACTED]>
Sent: May 3, 2018 10:01 AM
To: Miko Betanzo <mbetanzo@victoria.ca>
Subject: Michigan Street Development

Please accept this email as a protest to the development plan on Michigan Street on the green space between 435 and 415. Michigan Street is so congested with vehicles, parked cars and pedestrian traffic. The plan to have a 26 townhouse sitting on the edge of the sidewalk is a travesty.

James Bay is over populated and has gone unchecked for the past five years. Small individual dwellings have been demolished and replaced with multi-unit domiciles. This has to stop.

I have attended several meetings at the James Bay New Horizons, the public outcry was loud and apparent. I will be emailing council and the Mayor with my concerns. You however are supposedly in charge of keeping my neighbourhood in check.

Please consider the residents of James Bay before this project is green lit.

Thank you.

Marion Tustanoff

[REDACTED] | Archives, Access and Digital



ROYAL BC MUSEUM

Traditional Territory of the Lekwungen (Songhees and Xwsepsum Nations)
675 Belleville Street, Victoria, BC Canada V8W 9W2
T 778 679-1159 | F 250 387-2072
MTustanoff@royalbcmuseum.bc.ca | www.royalbcmuseum.bc.ca

Join us on: [Facebook](#) | [Twitter](#) | [Flickr](#) | [Instagram](#)

Marvel at the lives of the ancient Egyptians with ***Egypt: The Time of Pharaohs***, opening at the Royal BC Museum May 18, 2018. [Purchase advance tickets](#) now.

Lacey Maxwell

From: Tustanoff, Marion RBCM:EX [REDACTED]
Sent: May 4, 2018 10:02 AM
To: Victoria Mayor and Council
Subject: Density in James Bay Say no to Michigan Street development

I am sure that you are well aware of the ongoing disputes at 415 – 435 Michigan Street regarding Starlight Properties renovation debacle.

The process is finally coming to an end, after enduring shoddy construction, mismanagement of the properties, unsafe living situations, blatant disregard of tenant's rights, noise complaints and the right of quiet enjoyment taken from us for three years.

Now Starlight has set in motion the construction of a 26 town home unit on our green space. This cannot happen. James Bay has seen an unprecedented growth of these multi-unit builds, mostly by knocking down small single home dwellings. James Bay is becoming too dense. It has to get under control. We do not need luxury rental units in James Bay, these units will be rented for an average of 3000 per month, who does this benefit?

We need our green space and heritage trees in James Bay, not anymore density. Let alone the problem of traffic and parking on Michigan Street.

Please consider the working middle class in James Bay before Starlight fills it's pockets again!

Thank you.

Marion Tustanoff Collections Manager - Government Records | Archives, Access and Digital



Traditional Territory of the Lekwungen (Songhees and Xwsepsum Nations)
675 Belleville Street, Victoria, BC Canada V8W 9W2
T 778 679-1159 | F 250 387-2072
[REDACTED] | www.royalbcmuseum.bc.ca

Join us on: [Facebook](#) | [Twitter](#) | [Flickr](#) | [Instagram](#)

Marvel at the lives of the ancient Egyptians with ***Egypt: The Time of Pharaohs***, opening at the Royal BC Museum May 18, 2018. [Purchase advance tickets](#) now.