

## Pamela Martin

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**From:** Joseph Calenda [REDACTED]  
**Sent:** October 21, 2020 9:33 PM  
**To:** Public Hearings  
**Subject:** Michigan Square - 330, 332, 334 & 336 Michigan Street

Dear Mayor and Council,

I have owned and/or lived in James Bay since May 2000. During that time the neighbourhood slowly, carefully and deliberately evolved into a mixed density residential area with a greater variety of housing choices and opportunities for everyone.

In particular I reference the small lot single family zone change at 425 Oswego Street, the townhouse redevelopment at 443-447 Oswego and 403- 407 Kingston and the 4 storey and 15 unit condo development at 300 Michigan Street. These are literally foot steps away from my front door at 341 Oswego Street. And they represent sensitive and intelligent infill or environmentally responsible development or the proper reuse and redevelopment of a limited and scarce resource; residential land in a mature neighbourhood. I supported and encouraged each one of these developments.

And I support the redevelopment of Michigan Square. It too represents careful and environmentally responsible redevelopment which fits on the site, the street and the block. Yet another example of good city planning and design, consistent with the OCP and foot steps from my front door. It too will provide yet another housing choice and opportunity for those that want to make James Bay their home.

Thank you for your favourable consideration of this redevelopment application. I appreciate it.

Joe

Joseph A. Calenda, MCIP, RPP(Rtd.), DTM  
City Planner  
Molto Bene Enterprises  
[REDACTED]



**BCNPHA**  
BC Non-Profit Housing Association

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October 21, 2020

City of Victoria  
Attn: Mayor and Council  
1 Centennial Square  
Victoria, BC V8W 1P6

*Submitted via email to [publichearings@victoria.ca](mailto:publichearings@victoria.ca)*

**RE: DP with Variance Application - 330, 332, 334 & 336 Michigan Street**

Dear Mayor and Council,

I am writing to express our organizational support for the Capital Region Housing Corporation's (CRHC) application for a Development Permit with variance for their properties located at 330, 332, 334 & 336 Michigan Street in the James Bay Neighbourhood.

The proposed expansion within the confines of the James Bay Neighbourhood Plan will provide for a net increase of 44 affordable rental units in James Bay, and a replacement of the existing 62 units that were built in 1985 and have experienced a high degree of water damage. Having done their due diligence they concluded that it was more cost effective to redevelop than remediate by replacing all windows, doors, siding and wall assemblies with a proper rain screen.

Under the redevelopment scenario across the 106 units, the projected average rents in Michigan Square will be approx. \$1,300/unit (varying by unit size and targeted affordability levels). This will set them significantly below current area median rents, where a 1-bedroom unit in the area rents for \$1,730/month and two-bedrooms for \$2,170/month. The average household Income in Victoria is \$55,800, which equates to an affordable rent of \$1,395/month

With a Victoria-wide vacancy rate of less than 1% and one at ~0.5% for the James Bay community, it is neither a surprise nor a secret that Victoria has an affordability problem. Confined by a limited land base and with few community-owned assets, it is important that the City of Victoria and its partners seize any opportunity to expand and meet the ongoing demand for affordable housing.

We certainly appreciate the City's continued efforts to encourage new housing supply through its housing policies and fast-tracking in the development process. However, it is unfortunate that a project like this requires a public hearing at all and does not provide an even greater number of units. We are in a crisis and should provide opportunities to maximize densities above and beyond the restrictions of existing community plans where affordable housing is provided.

As you know, CRHC is a long-standing, trusted and professional operator of non-market housing in Victoria and in the region. With its proposal the CRHC takes another step in responding to the well-established need for desperately needed units of non-market rental housing and we applaud their initiative to continue to seek opportunities for growth and continued stewardship of community assets.

By building more affordable homes close to work, schools and amenities, we're creating a sustainable, compact and healthy community. For this reason, we strongly encourage staff to work with CRHC and the local community to ensure that this project breaks ground as swiftly as possible.

Sincerely,



Jill Atkey,  
Chief Executive Officer  
BC Non-Profit Housing Association  
[www.bcnpha.ca](http://www.bcnpha.ca)

**About BCNPHA:** Formed 25 years ago, BC Non-Profit Housing Association (BCNPHA) is the provincial umbrella organization for the non-profit housing sector comprised of nearly 600 members, including non-profit housing societies, businesses, individuals, partners and stakeholders. Together non-profit housing societies manage more than 65,000 units of long-term, affordable housing in over 2500+ buildings across the province.

Presentation to CRD Housing redevelopment at 330 Michigan St - 10/22/2020

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My comments regarding the redevelopment under consideration, have taken on different considerations for me as a resident.

This change will cause me considerable disruption, especially as my current 76 year age. I've lived in this residence for 30 years now, and have become quite entrenched in my residences' community. Many people (and friends) have come and gone, and passed.

This dislocation has been addressed in length, both by the CRD and the City of Victoria. They've verbally and through policy statements, made advances in considerations of the residents, giving notice and seemingly quite reasonable outcomes. The outcomes are still quite challenging, as the offered alternatives will undoubtedly be less comfortable, smaller, more costly, and lacking the community we're leaving. Other options I'm seeing will have far less community. There has been minimal consideration of the cost affordability and size reductions envisioned.

The building is showing its age, and redevelopment is opportune. As another proposed development on the same block, the city seems completely focused on increasing density, without considering the longer term negative effects on the liveability in James Bay and Victoria. The options for many residents who are most active in the promoting the excellence in Victoria, will leave

I am not clearly opposed to the planned redevelopment, but without a clearer understanding of the process to successfully repopulate the new building, I don't think the longer term dream of success of the redevelopment, is not likely.

Harvey Maser  
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