

[REDACTED]

From: Kristen Dealy [REDACTED]
Sent: Tuesday, June 8, 2021 2:55 PM
To: Public Hearings
Subject: Proposed Development at 415/435 Michigan Street

Mayor Helps and Councillors I am contacting you to express my opposition to the proposed development at 415 / 435 Michigan Street. I believe the development is not in the best interest of the community as it provides a relatively small amount of new housing yet has a maximum negative impact on urban greenery and the character of the neighborhood. If a development were to be approved for this property, I believe it should be undertaken on the paved portion of the lot, not the green space, and should provide a meaningful amount of affordable housing. Thank you for hearing my concerns.

Kristen Dealy

[REDACTED]

From: Lesley Todd [REDACTED]
Sent: Tuesday, June 8, 2021 8:11 PM
To: Public Hearings
Subject: Proposed changes to 415 and 435 Michigan Street - Starlight

Good afternoon,

I am writing as a long term tenant at 435 Michigan street to express my opposition to the proposed development at 415 / 435 Michigan Street. I believe the development is not in the best interest of the community as it provides a relatively small amount of new housing and yet has a maximum negative impact on urban greenery and the character of the neighbourhood.

I do not believe Starlight has anyone's best interest in mind except their own. The tenants, including myself, use this green space everyday. As one without a balcony, that is my homes outdoor space. Taking that space away takes away my light/sunshine. It will likely shade the pool once complete and they plan on not only taking away our green space, but also making the pool area smaller. I truly hope current and future tenants see a rent decrease for the amenities being taken away from us if this proposal goes through. You can't sell this project to me.....This development will also create more traffic on an already busy street. And those of us living here don't really have an option to move somewhere affordable as there isn't anywhere affordable left in Victoria.

During the previous renovation we endured an extreme amount of noise, dust, exposure to toxic materials, etc and yet Starlight still raised rent to the maximum every year without fail. They only stopped the rent increases due to Covid-19 and tried to say they did that before it was mandated. Starting a new project like this with so many of us people working from home, or retired for that matter, will also be another major distraction like the 5 years of renovation that was supposed to take 18 months.

Onsite and especially street parking is also already maxed out so where are new tenants going to park if they have a vehicle? Then if bike lanes end up on Michigan, honestly, there won't be parking for tenants never mind my family or friends visiting.

If a development were to be approved for this property, I believe it should be undertaken on the paved portion of the lot, without taking away parking that tenants rely on, not the green space, and should provide a meaningful amount of affordable housing to the tenants of 415/435 Michigan Street first.

Thank you for listening and I hope that all of this is considered when making a decision. I truly hope you can put yourselves in our shoes.

Sincerely,
Lesley

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:23 AM
To: Public Hearings
Subject: Fw: 2021 Jun 10 Council 6:30 meeting item F.3, 415, 435 Michigan Street

Follow Up Flag: Follow up
Flag Status: Flagged

From: Bruno Lindner [REDACTED]
Sent: June 8, 2021 4:34 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 2021 Jun 10 Council 6:30 meeting item F.3, 415, 435 Michigan Street

Hello

I am writing to you regarding the rezoning for 415, 435 Michigan Street.

This is regarding Item F.3 for the Council meeting scheduled for 10 Jun 2021 at 6:30 PM

This land, on a single property, contains two high-rise buildings that were built in the early 1960's and were bought by Starlight Investments.

The proposed additional buildings would severely reduce the green space that is common to the residents and is highly used by them.

Bearing in mind that this is a single property, the zoning requires a large portion of the property to be green space.

Please bear in mind that this large green space was required in order for these buildings to be built.

Removing this green space goes counter to the promise the builders and by default, the new owners, made in order to get these high-rises built in what was at the time, a low-density residential neighborhood.

If the allowances had not been made in the 1960's to build these high-rises, then the value the new owners see in the existing high-rises would not exist.

Using the excuse that Irving Park is directly next door, and therefore available to the residents is not a valid one as the existing property area only should be under consideration.

Using the offer to provide low income housing for two of the new units is also not a valid one as the prior owner provided multiple low-income rental units within the high-rise buildings which is no longer available with the new ownership.

My main concerns regarding the rezoning of the 415, 435 Michigan Street are as follows

The existing zoning requires a greenspace coverage of a minimum 40% of total lot size area (land, ground area). Removing this much green space (especially in the common area near the street) would more than likely bring the green space below the required 40% required minimum. The proposed location of the new buildings would also greatly affect the enjoyment of the residents living in the high-rise buildings.

So if the landscaped lot coverage of the entire lot is less than 40% of the entire lot's land coverage, then this proposal cannot continue.

Please bear in mind that the area for parking is not included in this green space coverage. Parking is not green space, neither is it landscaped. Swimming pools are specifically covered as they are considered communal enjoyment spaces, unlike parking which is specifically designated for individual tenants that can be rented or leased by the landlord. Green space is a mutual benefit which cannot be rented out.

This is a single lot where the residential buildings, including the land coverage of the newly proposed residential units, can only cover 14% of the land area.

If more residential buildings are added, this must be included in the building coverage calculations for the entire lot.

So does the total land area, including the new residential area exceed 14%?

If that is the case, this proposal cannot go forward.

If the land owner comes back to subdivide the proposed new buildings then the rest of the lot, containing the two high-rise buildings, must maintain the 40% and 14% coverage.

Bruno Lindner

James Bay resident

[REDACTED]

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:22 AM
To: Public Hearings
Subject: Fw: Upcoming Housing Approvals

Follow Up Flag: Follow up
Flag Status: Flagged

From: David Berry [REDACTED]
Sent: June 7, 2021 5:16 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Upcoming Housing Approvals

Hi all,

I want to write in support of the 415 435 Michigan St development and the 1475 Fort St developments. As you all know, we have a dier housing affordability crisis in Victoria and as we saw from last week's voting down of 931 Mclure, it isn't being taken seriously by the majority city council.

The only issue I see with these developments is they aren't large enough to support 3 bedroom family housing. City council is encouraging many 1 and 2-bed housing developments in the core of the city (which is great), but is leaving a major hole for any family wanting to stay in Victoria. Please support these developments and support more housing in Victoria. If there is a worry about how expensive these units are, look at the city-enforced parking requirements, and the city-enforced rezoning process, and the price of materials in the construction industry. Also, all of the 50-year-old affordable apartments were once the new expensive apartments when they were built. We need more housing for there to ever be affordable housing.

Thank you
David Berry

Thank you
David Berry

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 10:24 AM
To: Public Hearings
Subject: Fw: Proposed Development 415 - 435 Michigan

Follow Up Flag: Follow up
Flag Status: Flagged

From: Donna Borkovich [REDACTED]
Sent: June 8, 2021 4:33 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Re: Proposed Development 415 - 435 Michigan

As a relatively new tenant of Charter House I am not familiar with many of the previous complaints made against Starlight. My concern is for the total lack of regard for their tenants now...when I viewed the property in January as a potential new home I inquired of the then leasing agent Gord Wilson about this proposed development and he replied that it was never going to happen for a variety of reasons i.e. parking, the overcrowding of the area, loss of green space. I have lived in James Bay for over one year and in that short space of time I have watched bike lanes and construction take over the area....although I wholeheartedly endorse a green environment there a number of seniors living here who can't reasonably conduct their daily lives on a bike. There is so much charm in this area it would be a travesty to total overrun the area with new, unnecessary crowded living.

Sincerely
Donna Borkovich

Sent from my iPad

TO THE VICTORIA CITY COUNCIL.



John Swindells
807-415 Michigan St
Victoria BC V8V 1R8

2nd JUNE 2021. "STARLIGHT"!

Dear all, I have phoned several of you but have had NO RESPONSE. I wonder WHY.

Starlight have applied to ruin or bin on the lawn between 415 and 435 MICHIGAN STREET. I have lived at 415 since 2007.

In their application they seek to break every rule in the book. This whole idea is a bad one. It would be way too much DENSITY - moreover, previous Councils have been approached by other developers to desecrate this lawn, but those Councilors have had the class, style Backbone of COMMON SENSE to refuse the proposals. For good reason.

Frankly speaking its do'f Starlight one of the most EVIL COMPANIES in land - they care NOT for people - only PROFIT - just snap their fingers at you people on Council at the Victoria Planning Dept. Kow Tow and pump & grant them everything I WONDER WHY? What hold do they have that they get away with this. They are like a Cancer creeping across Victoria.

PLEASE - while I know several of you don't even live in Victoria, I urge all of you to have the COURAGE and FORTITUDE to do the right thing and TURN DOWN THIS APPLICATION.

I know Steven Andrews and trust that you Steven will stand up for what is right.

PLEASE save this beautiful tract of land. Once it and the trees are gone Victoria will have lost a thing of beauty. Thank you for listening.

P.S. I hope to go on 22 June but I can still fight for INTEGRITY. Yours Truly JOHN SWINDELL.

Please note this proposed development is
HIGH END - big time MONEY/RENTS and
will do NOTHING to help tenants w/ the
rental situation in Victoria. This is a
case of EVIL BIG MONEY/ screaming &
hoping to confuse you for your "YES".
PLEASE SAY NO TO THEM.

[Signature]

It's Your Neighbourhood



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

NOTICE OF PUBLIC HEARING

May 28, 2021

The City of Victoria is seeking your input on the proposed changes to 415 and 435 Michigan Street:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1253) - No. 21-044:

To rezone the land known as 415 and 435 Michigan Street from the R3-H Zone, High-Density Dwelling District, to the R-102 Zone, Michigan Multiple Dwelling District, to permit construction of an approximately four-storey multiple dwelling building containing approximately 24 dwelling units and to retain the two existing multiple dwelling rental buildings on site.

New Zone: R-102 Zone, Michigan Multiple Dwelling District

Legal description: PID: 030-409-519
Lot A of Lots 1817, 1818, 1819, 1820, 1821, 1822 and 1823, Victoria City Plan
EPP76927

Existing Zone: R3-H Zone, High-Density Dwelling District

Development Permit with Variances Application

The Council of the City of Victoria will also consider issuing a development permit for the land known as 415 and 435 Michigan Street, in Development Permit Area 16: General Form and Character, for the purposes of approving the exterior design and finishes for the four-storey multiple dwelling building as well as landscaping and the following variances:

- i. increase the number of buildings permitted on one lot from one to three;
- ii. reduce the front setback to buildings from 15m to 5.5m;
- iii. reduce the front setback to canopies on a building from 12m to 5m;
- iv. reduce the front setback to stairs on a building from 12m to 2.0m;
- v. increase the site coverage from 14% to 23.6%;
- vi. reduce the open site space from 40% to 31%;
- vii. reduce the number of parking spaces (not visitor) from 221 to 130;
- viii. reduce the number of parking spaces (visitor) from 22 to 11;
- ix. permit accessory buildings in the side yard;
- x. increase the floor area for an accessory building from 37m² to 54m².

NO
NO
NO NEVER
NO
NO
HORRIBLE
NEVER
NO
TERRIBLE IDEA
Please NO WAY

This application will be considered at a public hearing by City Council on:

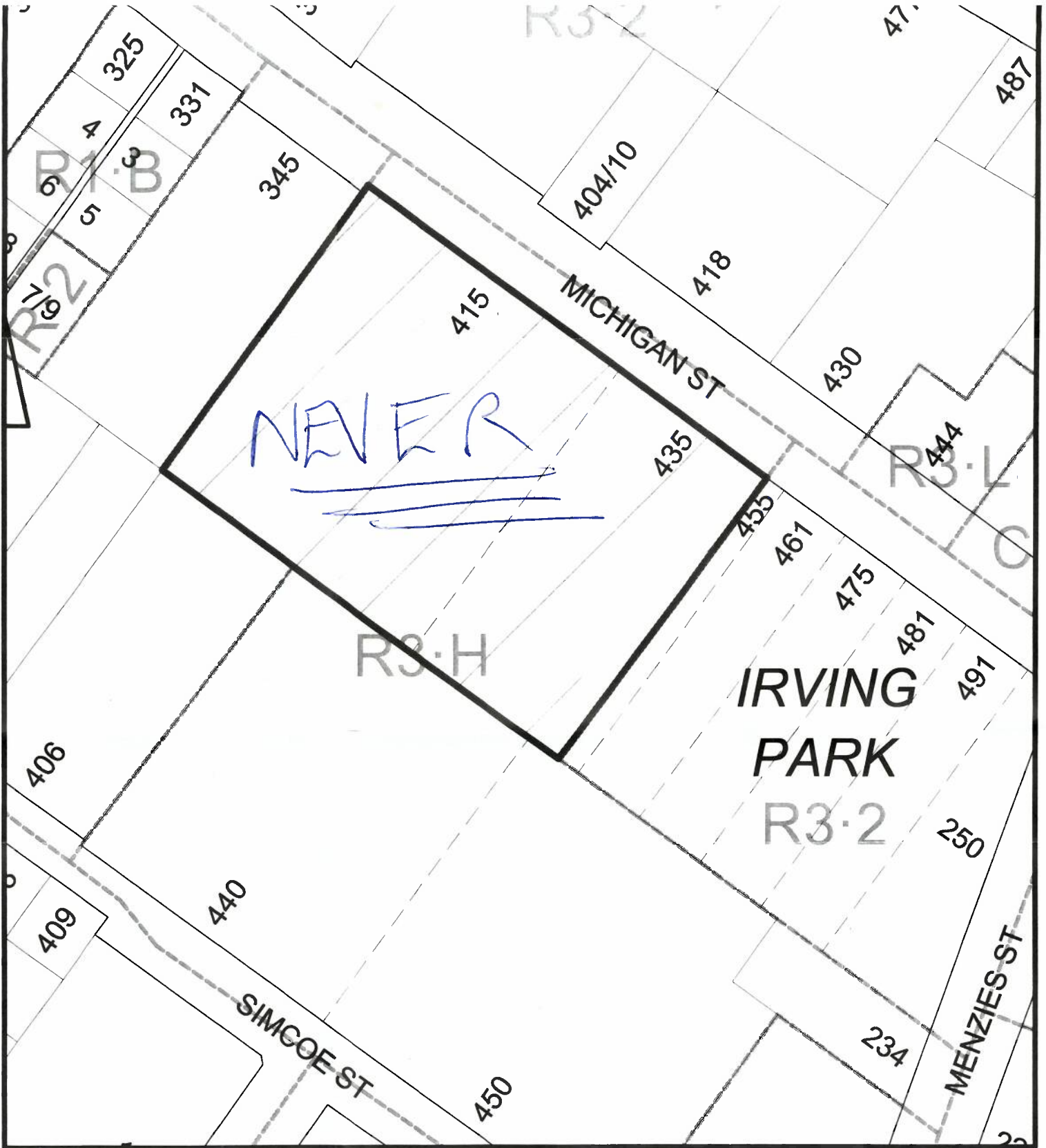
Date: Thursday, June 10, 2021

Time: 6:30 p.m.

Location: Boardroom, Capital Regional District, 625 Fisgard Street, Victoria, BC

Due to the COVID-19 pandemic, public access to City Hall is not permitted. Meetings may be viewed on the City's live stream webcast at www.victoria.ca.

All persons who believe their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard. You may indicate your support or opposition to an Opportunity for Public Comment item in one of the following ways:



415 / 435 Michigan Street
Rezoning No.00637 &
Development Permit with Variance No.00055



[REDACTED]

From: Kate B [REDACTED]
Sent: Wednesday, June 9, 2021 2:03 PM
To: Public Hearings
Subject: Rezoning of 415 and 435 Michigan St.

Re: rezoning at 415 and 435 Michigan Street.

As a resident on neighbouring Simcoe Street, I am against this development for multiple reasons.

Must there be a building on every available space?

Judging by the past performance of this outfit during its renovation of the two towers on this property, it would seem that they have little regard for the neighbourhood or the tenants. The work dragged on leisurely for months and months, disrupting peace in the neighbourhood for far too long.

Nearly all parking in James Bay is already zoned as residential parking – for some reason on streets where houses have their own driveways and garages. With the reduction of so many parking spaces on that property, where will all those residents' and visitors' cars go?

James Bay is dense enough. Allowing this company to build there might encourage other blocks to cram buildings in on any tiny spot. Consideration for the neighbourhood should take precedence over a company's desire to make more money.

Also, the proposal is too vague. What does 'approximately' four-storey mean anyway?

Sincerely,

Kate Beckett
827-440 Simcoe St.
Victoria, BC V8V 1L3

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, June 9, 2021 2:00 PM
To: Public Hearings
Subject: Fw: Please Vote No mayorandcouncil@victoria.ca

From: Zia Shepherd [REDACTED]
Sent: June 9, 2021 1:52 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Please Vote No mayorandcouncil@victoria.ca

Proposed Development @ 415 & 435 Michigan Street

Dear Mayor and Councillors,

This is a terrible idea and a classic case of greedy overdevelopment.
It will degrade the neighborhood and squander the only green space that 415 & 435 have.
For the sake of mental health and quality of life, we need *more* urban green spaces, and shade trees, not less!

I ask you, for the tenants and homeowners who already live here, Please Vote No.

Thank you sincerely,

Zia Shepherd
415 Michigan Street