

Survey Responses

16 September 2020 - 27 June 2021

903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street

Have Your Say

Project: 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street



VISITORS					
217					
CONTRIBUTORS			RESPONSES		
171			182		
10	0	161	10	0	172
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Responded At: May 31, 2021 13:14:33 pm

Last Seen: May 31, 2021 13:14:33 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Strongly oppose the introduction of higher urban density and the removal of a local favorite grocery store and shopping complex.

Q3. **Your Full Name**

Dale Czarnecki

Q4. **Your Street Address**

834 Johnson st

Q5. **Your email address (optional)**

**Respondent No:** 2**Login:** Anonymous**Responded At:** May 31, 2021 13:42:26 pm**Last Seen:** May 31, 2021 13:42:26 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

I'm concerned about losing the market on Yates, London drugs, and the vital local small businesses on that block. I'm concerned about the construction noise and lack of respite from that noise to residents living in the area. They just finished the two towers on Johnson/Yates. The tower on Quadra and Johnson is near completion. I'd like to have at least a year minimum free from blasting, trucks, backup alarms, construction guys yelling, hammering, cement trucks pumping, drilling, scaffolding installation banging, scaffolding deconstruction banging, increased driver stress from decreased travel time, etc, etc! There is a lot of noise which activates stress and the flight, fight, or freeze response and impacts everyone's health negatively. I use a manual wheelchair and I live on Johnson St near Quadra St, in a subsidized and wheelchair accessible suite. The loss of those services within manageable access and without unmanageable slopes/hills is deeply concerning. I'm also concerned about the height of five towers in the area and how that will decrease the amount of sky available. I'm concerned that there will not be an increase of green space. Energy usage increases in concrete jungles for residents to heat and cool their homes because of the thermal properties of concrete, roads, etc. I'm concerned with how long my neighborhood will be under construction and when it will ease. Build in another part for a little while, please. I'm concerned that all these towers are becoming towers for the privileged which further segregate and divide all residents, creating misunderstanding and division. I'm concerned with not having a forum to discuss this with my neighbours, or to see a virtual tour of the proposal. Augmented reality technology exists and would be really helpful to be used to see how the proposal would virtually look in the neighbourhood. I'm concerned with the development companies making money off the neighborhood without investing that profit back into the neighbourhood that made them that money, with environmental protection and conservation, community building programs, community policing programs, education, healthcare, arts, indigenous programs, social programs, and other needed services. I'm concerned with the omission of any recognition or mention of anything indigenous, upon who's land this will be built, which perpetuates colonization. Without more information than a 2 sided Proposed Development Notice I got in the mail which had unreadable information, acronyms that I don't understand, and coded language and jargon, I'm unable to make an informed decision. I probably have more concerns yet without all the information they remain unclear.

Q3. Your Full Name

Daniel Sands

Q4. Your Street Address

210-834 Johnson Street

Q5. Your email address (optional)



Respondent No: 3

Login: Anonymous

Responded At: May 31, 2021 15:31:40 pm

Last Seen: May 31, 2021 15:31:40 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

We oppose to the proposed notice development dated May 20, 2021. The proposal of having towers 21-32 storeys high is not acceptable as it will obstruct light on all the surrounding buildings and be an eyesore taking away our current views and light. Buildings this high should not be allowed and should be consistent with the height of immediate surrounding buildings.

Q3. **Your Full Name** Marcia Freeman

Q4. **Your Street Address** 316-989 Johnson St

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Responded At: May 31, 2021 15:51:44 pm

Last Seen: May 31, 2021 15:51:44 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I just spent \$1000's on a condo and would be very disappointed in the city if they approved this new height

Q3. **Your Full Name** Barb Racey

Q4. **Your Street Address** 989 Johnson st

Q5. **Your email address (optional)**



Respondent No: 5

Login: Anonymous

Responded At: May 31, 2021 15:52:50 pm

Last Seen: May 31, 2021 15:52:50 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

No no no no

Q3. **Your Full Name**

Ariel fraser

Q4. **Your Street Address**

989 Johnson st

Q5. **Your email address (optional)**



Respondent No: 6

Login: Anonymous

Responded At: May 31, 2021 16:21:18 pm

Last Seen: May 31, 2021 16:21:18 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

We oppose to the proposed notice development dated May 20, 2021. The proposal of having towers 21-32 storeys high is not acceptable as it will obstruct light on all the surrounding buildings and be an eyesore taking away our current views and light. Buildings this high should not be allowed and should be consistent with the height of immediate surrounding buildings.

Q3. **Your Full Name**

JOHN HARTNELL

Q4. **Your Street Address**

316-989 Johnson St

Q5. **Your email address (optional)**



Respondent No: 7

Login: Anonymous

Responded At: May 31, 2021 18:52:20 pm

Last Seen: May 31, 2021 18:52:20 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I strongly support changes that increase density and provide additional rental stock.

Q3. **Your Full Name** Gregory Owens

Q4. **Your Street Address** 416 - 819 Yates St

Q5. **Your email address (optional)**



Respondent No: 8

Login: Anonymous

Responded At: May 31, 2021 18:56:56 pm

Last Seen: May 31, 2021 18:56:56 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is a lot of work just to increase the FSR. Why not remove/increase FSR limits to allow denser developments to be done without each applicant jumping through hoops?

Q3. **Your Full Name** Andrew Sund

Q4. **Your Street Address** 102-1146 View St.

Q5. **Your email address (optional)**



Respondent No: 9

Login: Anonymous

Responded At: May 31, 2021 21:53:01 pm

Last Seen: May 31, 2021 21:53:01 pm

Q1. What is your position on this proposal?

Other (please specify)

I don't oppose the development. I do oppose the height variance.

Q2. Comments (optional)

While the neighbourhood has changed dramatically over the past five years, a height variance would change the nature of the area which is homogeneous as to structural heights. Development of this proposed height will change the area vertically but more importantly change the health outcomes for people who live in high density neighbourhoods. The chief of these is the lack of sunlight reaching the street and lower levels of the buildings. Solitary life is more prevalent in these monstrous buildings and a further source of bad health outcomes which in the end costs society greatly.

Q3. Your Full Name

Wilma Wood

Q4. Your Street Address

1402, 930 Yates Street

Q5. Your email address (optional)

**Respondent No:** 10**Login:** Anonymous**Responded At:** May 31, 2021 22:01:28 pm**Last Seen:** May 31, 2021 22:01:28 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Victoria is Canada's most beautiful small city, attracts people from all over the world not by it's modern high towers but by it's historical green and beautiful landscape. This super high concrete tower should not be built in the middle of our residential neighborhood, blocking the open ocean view, reducing the sun shine time and replacing the current be loved plaza locates London Drugs and a grocery store which is one of the reason many retired chose this community to live. This community is not Victoria downtown zone, it's out of central downtown commercial area according to Victoria zoning bylaw, that group of super high tower should not be allowed to be built in the middle of this community. A lot of retired people are living here and Victoria is a city with almost 50% retired people. If the rezoning is approved for this super high tower, does that mean old people are going to be kicked out even further far away from downtown to make more rental space for younger people? Is Victoria ready to become a modern city with tons job opportunities for young people to move and stay here? Why does Victoria allow to build this super high rental building in a residential neighborhood rather than in central downtown? It will only make this residential community more crowded and noisy. I hope that the city council will make wise decision for our beautiful city and its future, it's our home and it's our next generation's home. If the future job market will not be as hot, young people will not afford living here then what will be left with these high towers?

Q3. Your Full Name

Jing Li

Q4. Your Street Address

930 Yates Street

Q5. Your email address (optional)

not answered

**Respondent No:** 11**Login:** Registered**Responded At:** May 31, 2021 22:04:51 pm**Last Seen:** Jun 01, 2021 05:04:07 am**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Victoria is Canada's most beautiful small city, attracts people from all over the world not by it's modern high towers but by it's historical green and beautiful landscape. This super high concrete tower should not be built in the middle of our residential neighborhood, blocking the open ocean view, reducing the sun shine time and replacing the current be loved plaza locates London Drugs and a grocery store which is one of the reason many retired chose this community to live. This community is not Victoria downtown zone, it's out of central downtown commercial area according to Victoria zoning bylaw, that group of super high tower should not be allowed to be built in the middle of this community. A lot of retired people are living here and Victoria is a city with almost 50% retired people. If the rezoning is approved for this super high tower, does that mean old people are going to be kicked out even further far away from downtown to make more rental space for younger people? Is Victoria ready to become a modern city with tons job opportunities for young people to move and stay here? Why does Victoria allow to build this super high rental building in a residential neighborhood rather than in central downtown? It will only make this residential community more crowded and noisy. I hope that the city council will make wise decision for our beautiful city and its future, it's our home and it's our next generation's home. If the future job market will not be as hot, young people will not afford living here then what will be left with these high towers?

Q3. Your Full Name

Jing Li

Q4. Your Street Address

930 Yates Street

Q5. Your email address (optional)

not answered



Respondent No: 12

Login: Anonymous

Responded At: May 31, 2021 22:16:05 pm

Last Seen: May 31, 2021 22:16:05 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Great place for this kind of density. Happy to see some larger units and hopefully some affordable housing. Looks great.

Q3. **Your Full Name** Cheryl May

Q4. **Your Street Address** 410, 860 View Street

Q5. **Your email address (optional)**



Respondent No: 13

Login: Anonymous

Responded At: Jun 01, 2021 11:41:24 am

Last Seen: Jun 01, 2021 11:41:24 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The 900 Yates block is the heart and soul of Harris Green. Demolishing it will destroy the character of this neighbourhood and further gentrify an already overdeveloped area. It's one of the last bastions of what makes downtown Victoria unique and worth living in.

Q3. **Your Full Name** Michelle Zhou

Q4. **Your Street Address** 845 Yates St

Q5. **Your email address (optional)** not answered



Respondent No: 14

Login: Anonymous

Responded At: Jun 01, 2021 14:39:37 pm

Last Seen: Jun 01, 2021 14:39:37 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

32 stories (109m) is too tall -- please scale stories down to say 25

Q3. **Your Full Name** richard marshall

Q4. **Your Street Address** 2-933 meares street

Q5. **Your email address (optional)** not answered



Respondent No: 15

Login: Anonymous

Responded At: Jun 01, 2021 17:03:10 pm

Last Seen: Jun 01, 2021 17:03:10 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

A 32 storey structure in Harris Green is too high, way to high. There won't be much green left in Harris Green if this development is allowed to proceed. A 20 storey structure would at least match the surrounding structures and maybe let some sunlight down to the street; at least more than a 32 storey behemoth would.

Q3. **Your Full Name** Daniel Kupchak

Q4. **Your Street Address** 989 Johnson St

Q5. **Your email address (optional)**



Respondent No: 16

Login: Anonymous

Responded At: Jun 01, 2021 18:14:45 pm

Last Seen: Jun 01, 2021 18:14:45 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

* Completely unnecessary. * Too likely to make the cost of living and doing business in the area increase unnecessarily. * Contrary to greening of the city. * Unwelcome source of construction noise and pollution and GHG emissions. * The block currently occupied by London Drugs, Market on Yates, etc is already nice & familiar & pleasant in character. * I wholly oppose this proposed development strongly.

Q3. **Your Full Name** Glenn Harrington

Q4. **Your Street Address** 204 - 1013 Vancouver St, Victoria BC

Q5. **Your email address (optional)** not answered



Respondent No: 17

Login: Anonymous

Responded At: Jun 01, 2021 18:35:12 pm

Last Seen: Jun 01, 2021 18:35:12 pm

Q1. **What is your position on this proposal?**

Other (please specify)

32 storey building seems extremely high for the area

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Neil Robertson

Q4. **Your Street Address**

989 Johnson street

Q5. **Your email address (optional)**



Respondent No: 18

Login: Anonymous

Responded At: Jun 02, 2021 10:15:50 am

Last Seen: Jun 02, 2021 10:15:50 am

Q1. What is your position on this proposal?

Other (please specify)

I am not opposed to all of the proposed development. I realize our city needs rental housing and the buildings housing the current businesses in that block can do with updating. I am against the proposed heights. Tall buildings really spoil the character of our city and limits views from many areas. Without specifying the height of buildings surrounding this proposed development (as I do not have this information), I would like to see the proposed development limited in height to the buildings surrounding it. I live in the Jukebox building (9 stories) and across from me are the two View Street towers. In my opinion our building at 9 stories complement the character of our city's downtown core. A building much higher than this will be an eye sore.

Q2. Comments (optional)

I guess my comment went into the space above!

Q3. Your Full Name

Adele Schoeman

Q4. Your Street Address

811-1029 View Street

Q5. Your email address (optional)



Respondent No: 19

Login: Anonymous

Responded At: Jun 02, 2021 13:48:32 pm

Last Seen: Jun 02, 2021 13:48:32 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I feel the area is too close to local landmarks to have a 32 story building over take the views and local area. It also is located extremely close to many daily used areas by residents that would no longer be available such as the grocery store, pet store, and more.

Q3. **Your Full Name** Taylor Lundahl

Q4. **Your Street Address** 1488 Cook Street

Q5. **Your email address (optional)** not answered

**Respondent No:** 20**Login:** Anonymous**Responded At:** Jun 02, 2021 15:24:41 pm**Last Seen:** Jun 02, 2021 15:24:41 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

As a resident in the region for over 2 years, I am totally against new construction. Unfortunately, I see Victoria becoming more and more vertical. In the Harris Green neighbourhood today, there are more than 8 new developments that are being built or have just been launched on the market. Due to astronomical property prices in the city, not all are fully occupied. Instead of encouraging new constructions, revitalization policies based on green buildings and innovation (and not on tall buildings) should be pursued. Local people in the neighbourhood need local shops and markets. Eliminating the shopping center at Yates means that the residents of the neighbourhood will have to go out and buy, it will generate more traffic, more carbon dioxide, etc. The city should be planning for the future and not just seeing returns with real estate speculation. In addition, there will be layoffs for employees in the existing trade (just now that there is talk of economic recovery). The city should not only favour the Save on Foods monopoly in the region. There are several spaces (eg parking lots between View St. and Fort St. that could be used). Finally, the problem in the neighbourhood is the high number of homeless people. Building high-end buildings will not change this situation. It will aggravate the distance between people. Ms. Mayor and current Councilors certainly do not live in the region and are not seeing the city's long-term development.

Q3. Your Full Name

Rodrigo Weber

Q4. Your Street Address

960 Yates Street

Q5. Your email address (optional)

**Respondent No:** 21**Login:** Anonymous**Responded At:** Jun 02, 2021 15:27:16 pm**Last Seen:** Jun 02, 2021 15:27:16 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

As a resident in the region for over 2 years, I am totally against new construction. Unfortunately, I see Victoria becoming more and more vertical. In the Harris Green neighbourhood today, there are more than 8 new developments that are being built or have just been launched on the market. Due to astronomical property prices in the city, not all are fully occupied. Instead of encouraging new constructions, revitalization policies based on green buildings and innovation (and not on tall buildings) should be pursued. Local people in the neighbourhood need local shops and markets. Eliminating the shopping center at Yates means that the residents of the neighbourhood will have to go out and buy, it will generate more traffic, more carbon dioxide, etc. The city should be planning for the future and not just seeing returns with real estate speculation. In addition, there will be layoffs for employees in the existing trade (just now that there is talk of economic recovery). The city should not only favour the Save on Foods monopoly in the region. There are several spaces (eg parking lots between View St. and Fort St. that could be used). Finally, the problem in the neighbourhood is the high number of homeless people. Building high-end buildings will not change this situation. It will aggravate the distance between people. Ms. Mayor and current Councilors certainly do not live in the region and are not seeing the city's long-term development.

Q3. Your Full Name

Rodrigo Weber

Q4. Your Street Address

960 Yates Street

Q5. Your email address (optional)



Respondent No: 22

Login: Anonymous

Responded At: Jun 03, 2021 08:03:09 am

Last Seen: Jun 03, 2021 08:03:09 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The towers are too tall for this area and would ruin the ambiance of the neighborhood. I think the towers should not go over the 13 storeys max height.

Q3. **Your Full Name** Christine Baer

Q4. **Your Street Address** 619-1029 View St

Q5. **Your email address (optional)** not answered



Respondent No: 23

Login: Anonymous

Responded At: Jun 04, 2021 10:00:56 am

Last Seen: Jun 04, 2021 10:00:56 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

This will be one of the largest residential complexes in Canada within one of the smallest downtown cores within a city. This will significantly alter the city and it's existing residents/businesses. The research into the impact to Victoria have not been researched extensively by third party sources. The large change in high density living in the confined area of Harris Green is not what I want my neighbourhood to become. Sunlight and views will be blocked for many and our city skyline will be affected for kilometers. There has already been constant construction in the neighbourhood for years now and a massive project will ensure it'll be even more years in which roads are blocked and the sound pollution is constant for the residents in this area. There are many older dilapidated 3 level buildings in surrounding neighbourhoods that could be redeveloped into larger towers to ease vacancy issues. The displacement of their current residents could be solved with careful long term planning and alternative accommodations to existing residents could be offered during the process. I do not agree with the magnitude of this project and fully oppose it as a resident on Johnson St.

Q3. **Your Full Name**

Eugene Cheng

Q4. **Your Street Address**

614-989 Johnson Street, Victoria BC. V8V 0E3

Q5. **Your email address (optional)**



Respondent No: 24

Login: Anonymous

Responded At: Jun 04, 2021 11:02:05 am

Last Seen: Jun 04, 2021 11:02:05 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

1. This proposal is a massive project that will change the face of Victoria's downtown. It will dwarf the heritage buildings and seriously impact lines of sight in the wider community. 2. The proposed number of units is not sustainable for the Victoria demand, other than housing the ever-increasing crowds of the homeless, at the tax-payers' expense. 3. It was designed for an off-shore market, buying up Canadian real estate as a hedge against their own national fiscal insecurities. As such, a large proportion of the units will remain unoccupied, with no tenants to contribute to the local economy. 4. I couldn't find information about adequate parking: the proposal for 945 View st, across the road, provides parking for less than 25% of the units, so street parking will be seriously impacted. 5. Setbacks are pitifully small, ensuring darker streets with no greenspace. For a city as beautiful as Victoria, that is a shocking oversight! 6. Overall, it seems the city is relinquishing development control to the developers themselves, like "asking the fox to guard the henhouse". Is the financial gain from the developers the only consideration? Is this what city councillors were elected for? SUMMARY: Do not change the current zoning for height, set-backs, density or site coverage allowance!

Q3. **Your Full Name**

Kristina Nilsson

Q4. **Your Street Address**

6545 Arbutus St, Vancouver BC, V6P 5S4

Q5. **Your email address (optional)**



Respondent No: 25

Login: Anonymous

Responded At: Jun 04, 2021 11:56:53 am

Last Seen: Jun 04, 2021 11:56:53 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

We oppose this as these buildings will be too high stealing all the light for surrounding buildings, then there is the issue of parking, extra vehicles on the roads causing more traffic problems for which there are traffic problems now due to bike lanes (loss of road space) and one way systems. Buildings should not be higher than the already existing buildings to keep it consistent and so that downtown does not become stressful and uninviting to people who live here.

Q3. **Your Full Name**

Marcia freeman

Q4. **Your Street Address**

316-989 Johnson St

Q5. **Your email address (optional)**



Respondent No: 26

Login: Anonymous

Responded At: Jun 04, 2021 12:03:18 pm

Last Seen: Jun 04, 2021 12:03:18 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Totally opposed. The buildings should be consistent with the height of existing buildings, 20-32 storey buildings will steal light and views for neighboring buildings. Then there is the issue of the extra cars being used on the road in the area where there is already issues with traffic due to excessive bike lanes and loss of road space along with one way systems that have been created. Allowing buildings to be this high in the Harris Green area will change the neighborhood making it more unfriendly and uninviting for people to come downtown. It will totally change Victoria and it's intimacy. Please do not allow this.

Q3. **Your Full Name**

JOHN HARTNELL

Q4. **Your Street Address**

316-989 Johnson St

Q5. **Your email address (optional)**



Respondent No: 27

Login: Anonymous

Responded At: Jun 04, 2021 21:30:04 pm

Last Seen: Jun 04, 2021 21:30:04 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Reagan Lawlor

Q4. **Your Street Address** 1201 craigflower rd

Q5. **Your email address (optional)**



Respondent No: 28

Login: Anonymous

Responded At: Jun 05, 2021 11:45:37 am

Last Seen: Jun 05, 2021 11:45:37 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

General design is good but the heights of the towers appear disproportionate to the height of the proposed podiums and existing buildings (even though the average height is slowly increasing in Harris Green). We are wondering how these giant towers will impact and funnel Victoria's strong winds to other blocks. This project's design will also jeopardize the creation of a human-scaled, though dense, neighbourhood in Harris Green. We are also thinking that the project's design disfigures Victoria's current gentle skyline and jeopardizes the maintenance and growth of the European charm that has made Victoria such a unique place to live compared to nearby cities' downtowns (Vancouver and Seattle). We would be disappointed if the city let Victoria Core become as mineral, unfriendly and capitalistic as its neighbouring sisters by permitting such disproportionate developments.

Q3. **Your Full Name**

Vincent Jamois

Q4. **Your Street Address**

989 Johnson St.

Q5. **Your email address (optional)**



Respondent No: 29

Login: Anonymous

Responded At: Jun 05, 2021 14:40:40 pm

Last Seen: Jun 05, 2021 14:40:40 pm

Q1. What is your position on this proposal?

Other (please specify)

I am writing regarding the 'proposed development notice' regarding the 1205/1209 Quadra property. I would not wish for Victoria to resemble downtown Vancouver with condo residents being blocked from sun and views and pedestrians walled in by buildings. Please consider having lower towered (max 5 stories) developments with high rises scattered at least one block apart. What is the benefit of having new condos with floor to ceiling windows when all they look onto are the bedrooms of residents meters away? Thank you for considering this opinion.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Donna Everitt

Q4. Your Street Address

203-860 View Street Victoria, BC v8 w3 z8

Q5. Your email address (optional)



Respondent No: 30

Login: Anonymous

Responded At: Jun 05, 2021 14:45:29 pm

Last Seen: Jun 05, 2021 14:45:29 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Very happy to see denser housing in the area. As a resident of View St, I hope that the existing retail (especially london drugs) will be maintained as there is otherwise a lack of affordable general stores in the downtown area!

Q3. **Your Full Name** Danielle Aftias

Q4. **Your Street Address** 1039 View St

Q5. **Your email address (optional)** not answered



Respondent No: 31

Login: Anonymous

Responded At: Jun 05, 2021 21:17:21 pm

Last Seen: Jun 05, 2021 21:17:21 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

UCL Energy Institute in London found that high-rises of 10 stories and higher used 76 percent more electricity per square foot than low-rises of five stories and under. That is, while environmental benefits supposedly associated with "density" are sometimes touted as justification for taller buildings, the fact is that buildings 10 storeys or higher are much worse for the climate than low-rise buildings. Given that we are in a climate crisis that threatens the continued existence of humanity, it would be supremely irresponsible to allow the construction of the 21 to 32 storey towers that are proposed. Instead, council should reject this proposal and should retain the existing 5 to 13 storey limit required by the current zoning. Alternatively, if the proposal were to be accepted, it would be refreshing if everyone associated with it - the developers, planners, council - were to frankly state that a livable climate is a lower priority than corporate profits and contributions to municipal coffers.

Q3. **Your Full Name**

Dr. Michael P. Doherty

Q4. **Your Street Address**

402 - 848 Yates Street, Victoria, BC V8W 0G2

Q5. **Your email address (optional)**



Respondent No: 32

Login: Anonymous

Responded At: Jun 06, 2021 07:15:52 am

Last Seen: Jun 06, 2021 07:15:52 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The 20 & 21 storeys residential towers should be cut in half, maximum, if not lower. This Council has taken what used to be our beautiful city, and ruined it. If I wanted to live in Vancouver's downtown with its multi high rises, I would have. Allowing the Hudson to build what they have is a disgrace and an eyesore, as well as The Promentory. Some people see this as "progress". I see it as a disgrace to the people of Victoria and Greater Victoria. Mark my words, in 20 years, our city is going to be a slum, and no one will want to head downtown any longer. As it is, many of us don't head downtown, as our beautiful small city is no longer, and what is happening and the changing landscape makes me very sad. My feelings are the same with what's happening in Langford. Apparently, our Council has no use for trees, and they are allowing developers to "run amuck".

Q3. **Your Full Name**

Judith Rioux

Q4. **Your Street Address**

2450 Earls Court

Q5. **Your email address (optional)**

not answered



Respondent No: 33

Login: Anonymous

Responded At: Jun 06, 2021 07:55:54 am

Last Seen: Jun 06, 2021 07:55:54 am

Q1. What is your position on this proposal?

Other (please specify)

I support this development but would suggest increasing the heights of the 3 towers between Quadra & Vancouver, while decreasing the heights of the 2 towers on Cook.

Q2. Comments (optional)

I support this development but would suggest increasing the heights of the 3 towers between Quadra & Vancouver, while decreasing the heights of the 2 towers on Cook. Example, from West-to-East, From 29,32,28 & 21,20 stories, To 31,34,30 & 19,16 stories. This would create a gentler visual gradient towards the lower height profile of the Cook St corridor and reinforce the increased height profile towards the downtown core area. This would also be a more appropriate height differential along Cook St. The adjacent development on Cook St for example (Nest), is 12 stories. The current proposal, with all towers being of more similar heights, creates too large an area of similar heights, which will be jarring to the overall skyline, to the Cook Street corridor, and to the street-level pedestrian experience. Thank you,

Q3. Your Full Name

Richard Kletke

Q4. Your Street Address

1411 Cook St

Q5. Your email address (optional)



Respondent No: 34

Login: Anonymous

Responded At: Jun 06, 2021 10:29:38 am

Last Seen: Jun 06, 2021 10:29:38 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is far too much density, and with the wrong developer. When I research Starlight I discover they are Canada's largest landlord, with a legacy of tenancy problems. Moreover, they are an institutional landlord (investors are pension funds, REITs, etc.). It has been demonstrated such landlords are significantly RESPONSIBLE for the unaffordability in housing stock by scooping up housing stock for rental investment income. The City would be looking to address its housing shortage by putting money in the pockets of the very source of the problem. Every councillor should watch the documentary film that proves this: <https://www.pushthefilm.com/about/>

Q3. **Your Full Name** Avi Sirlin

Q4. **Your Street Address** #4-1217 McKenzie Street, Victoria V8V 2W6

Q5. **Your email address (optional)** not answered



Respondent No: 35

Login: Anonymous

Responded At: Jun 06, 2021 10:45:57 am

Last Seen: Jun 06, 2021 10:45:57 am

Q1. What is your position on this proposal?

Other (please specify)

I do think that the two projects should be revisited with significantly less height, and the designs should be more in keeping with the neighbourhood community plans.

Q2. Comments (optional)

Downtown is losing its soul. There should be more consideration regarding building design and overall city planning - too many towers, too close together. Victoria is not seeing the big picture, even Vancouver has standards regarding how many towers on a block and the proximity of buildings, this is missing in our city.

Q3. Your Full Name

Christine Smart

Q4. Your Street Address

638 Battery Street

Q5. Your email address (optional)



Respondent No: 36

Login: Anonymous

Responded At: Jun 06, 2021 10:54:12 am

Last Seen: Jun 06, 2021 10:54:12 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too big, too much, taking out too many necessary businesses (london drugs, market on yates, etc.) Maybe the redevelopment of the car dealership lands might get my support but there is already so much construction in the vicinity. At times, I can't get out of my neighbourhood due to all the blockages. Enough already!

Q3. **Your Full Name** Concerned Fairfield Resident

Q4. **Your Street Address** Fairfield Road

Q5. **Your email address (optional)** not answered



Respondent No: 37

Login: Anonymous

Responded At: Jun 06, 2021 10:59:35 am

Last Seen: Jun 06, 2021 10:59:35 am

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I am in general support of this project moving forward. I feel like this is an area that is suitable for high density development. It is away from much of the heritage areas but still downtown where this type of development should be occurring. Additional rental units are needed and the height of these towers might finally detract some of the attention of View Towers on the skyline. I've heard people's frustration or fatigue with development downtown which is fair, but it's also downtown of a major metropolitan area so we should be expecting change. Cities change and grow and that's what helps keep them interesting. Where else in greater Victoria is a better candidate for this type of high density development? Jobs, groceries, gyms, parks, and entertainment are all close by and a car is rarely required and more residents nearby will help support downtown businesses. I support this development and increased building height I'm this area in general.

Q3. Your Full Name

Brady Shields

Q4. Your Street Address

305-1721 Quadra St

Q5. Your email address (optional)



Respondent No: 38

Login: Anonymous

Responded At: Jun 06, 2021 11:48:20 am

Last Seen: Jun 06, 2021 11:48:20 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I think the City of Victoria should be following the community plan that was developed. I also think the scale of this project is out of sync with the area and will create less livable neighbourhood. Some density makes sense but the size of these towers is unacceptable.

Q3. **Your Full Name** Sheryl Sackman

Q4. **Your Street Address** 1320 Johnson St, Victoria, BC V8V 3P1

Q5. **Your email address (optional)** not answered



Respondent No: 39

Login: Anonymous

Responded At: Jun 06, 2021 11:57:02 am

Last Seen: Jun 06, 2021 11:57:02 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development is FAR too HIGH and is not necessary to be so high...allow greater coverage of land, to 4-8 stories will generate as much if not more density and will be more human scale

Q3. **Your Full Name** David Biltek

Q4. **Your Street Address** 632A Cornwall St

Q5. **Your email address (optional)**



Respondent No: 40

Login: Registered

Responded At: Jun 06, 2021 11:58:52 am

Last Seen: Jun 05, 2021 18:25:30 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

A monster development in tiny Harris Green-- the city's sacrificial lamb for developers who know the rules when they purchase but ask/expect huge variances. Many more years of constant ear splitting noise, dust and disruption for Harris Green residents who get no benefit. ST Andrew's Bosa Development is a perfect example of common sense being applied to variances. Is the Bosa Organization smarter, less greedy or just more caring toward neighbourhoods that are making them rich. It's attractive, less than 8 storeys and combines valuable housing and retail It's insulting that this Yates/View/Quadra developer talks as if they are doing Harris Green a big favour by surrounding 2 more blocks with canyon like walls/pillars. We'll have the tallest building in Victoria . Oh Wow! We notice City Hall looks across Douglas at a new high rise of reasonable height with attractive offsets from the sidewalk and roads etc. We look at the 900 block of Johnson / Vancouver and soon to be Pandora. Just a wall of shining glass and concrete. Nothing else. What do these developments offer the residents of Harris Green? Certainly not useable green space, parking space, less congestion, sunlight, less noise. The people who live in these new buildings may get some building amenities but they aren't shared with the neighbourhood that gives up its quality of life. We're not anti development. Fewer storeys can look attractive with creativity and a sense of commune with the neighbourhood. Keep the few businesses we have which benefit the neighbourhood like London Drugs and the medical/dental/ophthalmological clinics. Do we wonder why tourists started to avoid Victoria long before Covid?. No one comes to see a wall of concrete, steel and glass. Victoria needs a moratorium on these monster, "to the property limit" developments before it becomes a city of canyon walls instead of the garden city. Thanks for allowing comments. Gwyn and Linda Hughes

Q3. **Your Full Name**

Gwyn and Linda Hughes

Q4. **Your Street Address**

#901 1015 Pandora Ave. Victoria, BC V8V 3P6

Q5. **Your email address (optional)**



Respondent No: 41

Login: Anonymous

Responded At: Jun 06, 2021 13:41:01 pm

Last Seen: Jun 06, 2021 13:41:01 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The project is too large, too tall, creates too high a density for the community, is not in compliance with the current community plan, and provides no independent evidence as to improvements on affordability.

Q3. **Your Full Name** Daniel Hickey

Q4. **Your Street Address** 935 Fairfield Road, Victoria, B.C. V8V 3A3

Q5. **Your email address (optional)** not answered



Respondent No: 42

Login: Anonymous

Responded At: Jun 06, 2021 14:25:04 pm

Last Seen: Jun 06, 2021 14:25:04 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Highly oppose this monster development on Harris Green. I moved to this neighbourhood because of it's charm. These towers belong to Toronto, Vancouver, but not Victoria especially Harris Green. Height have been increasing these past years but 24 and 32??? The neighbourhood will not stand for it! Keep the height to a max of 10.

Q3. **Your Full Name**

Susan Kruzel

Q4. **Your Street Address**

1015 Pandora Ave

Q5. **Your email address (optional)**



Respondent No: 43

Login: Anonymous

Responded At: Jun 06, 2021 14:55:34 pm

Last Seen: Jun 06, 2021 14:55:34 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It will ruin community character of the neighborhood.

Q3. **Your Full Name** Pramod Jain

Q4. **Your Street Address** 602-835 View St

Q5. **Your email address (optional)** not answered



Respondent No: 44

Login: Anonymous

Responded At: Jun 06, 2021 18:28:09 pm

Last Seen: Jun 06, 2021 18:28:09 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

This development contravenes our community plan. It seeks to set aside the height restrictions and will ruin views of the city and mountains, and expose current residents to many more years of noise, dirt, blasting, and disruption, ending with a monstrosity of tall buildings that no one wants. I participated in Starlight's community consultation, and at that time my feedback was that if they have to build, it should be something that fits the community and that is beautiful, that fits with the beautiful city we live in. This development as planned is incredibly ugly, and not in keeping with our community. Furthermore, the planned development will contribute to an OVERDENSITY of this area.

Q3. **Your Full Name**

Noreen M Lerch

Q4. **Your Street Address**

702 1015 Pandora Avenue

Q5. **Your email address (optional)**



Respondent No: 45

Login: Anonymous

Responded At: Jun 06, 2021 21:38:57 pm

Last Seen: Jun 06, 2021 21:38:57 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The area cannot support this and it is not fair to the current residents of the neighbourhood. It is loud, exhausting, takes away our natural light and our road doesn't have the capacity for the sheer amount of people these buildings will bring in. We have been surrounded by so much construction which can be good for the neighbourhood but the noise pollution won't end for years if this is approved.

Q3. **Your Full Name** Devon Pratt

Q4. **Your Street Address** 103-1030 Yates Street

Q5. **Your email address (optional)**



Respondent No: 46

Login: Anonymous

Responded At: Jun 07, 2021 08:45:54 am

Last Seen: Jun 07, 2021 08:45:54 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Higher density is strongly needed in the downtown core.

Q3. **Your Full Name** Sean Wright

Q4. **Your Street Address** 155 Gorge Rd East

Q5. **Your email address (optional)** not answered



Respondent No: 47

Login: Anonymous

Responded At: Jun 07, 2021 09:37:38 am

Last Seen: Jun 07, 2021 09:37:38 am

Q1. **What is your position on this proposal?**

Other (please specify)

Oppose if all the rentals are at market rate

Q2. **Comments (optional)**

Starlight developments is a terrible developer and rental company. They buy towers and renovict the current tenants then make a few minor renovations and double the rent. We need affordable rentals in Victoria, we don't need more "luxury" \$2000/month 500sqft rentals. There is no mention of the price range of the proposed 1500 apartments from this development. The city should not be working with developers to gentrify Harris Green or other parts of Victoria. The housing issues in this city will become worse if the city does not require a majority of these rentals to be price capped for low to moderate incomes.

Q3. **Your Full Name**

Chelsea Williams

Q4. **Your Street Address**

1950 Blanshard Street

Q5. **Your email address (optional)**



Respondent No: 48

Login: Anonymous

Responded At: Jun 07, 2021 09:38:37 am

Last Seen: Jun 07, 2021 09:38:37 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I live in the area and look forward to this development.

Q3. **Your Full Name** James Pearce

Q4. **Your Street Address** 932 Johnson Street

Q5. **Your email address (optional)** not answered



Respondent No: 49

Login: Registered

Responded At: Jun 07, 2021 12:30:24 pm

Last Seen: Jun 07, 2021 18:05:38 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed buildings are way too tall and will detract from the flavour and charm of Victoria.

Q3. **Your Full Name** Libuse Obdrzalek

Q4. **Your Street Address** 1975 Fairfield Pl.

Q5. **Your email address (optional)** not answered



Respondent No: 50

Login: Registered

Responded At: Jun 07, 2021 13:19:38 pm

Last Seen: Jun 23, 2021 03:53:38 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

While some development is necessary, this constitutes over-development. It will permanently erase employment creating businesses from the neighbourhood, existing jobs, and businesses that are vital to the health of the community. Chief among them: London Drugs, Market on Yates, the Medical Walk-In Clinic and Bosley's. There is no need for this kind of development in the heart of a small community that has undergone dramatic changes in the last 3 years. The population density has increased beyond what is healthy and desired by those that already live here. It was once an affordable, pleasant place to live but continued building of condos (most of which are beyond what the average citizen in this city can reasonably afford) but it now one many are seeking to escape. You have effectively destroyed the heart of the city. If it was affordable, I would leave for another community but I work in the CRD and moving out to Sooke, or Sidney, is not something I can do.

Q3. **Your Full Name**

Julie Bartlett

Q4. **Your Street Address**

206-1025 Linden Ave

Q5. **Your email address (optional)**



Respondent No: 51

Login: Anonymous

Responded At: Jun 07, 2021 14:34:12 pm

Last Seen: Jun 07, 2021 14:34:12 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Count me among the residents who feel exhausted by construction in or around Harris Green. Noise, dust and traffic are already having a nightmarish impact on quality of life. I have seen nothing to suggest that the new rentals will be "affordable." It is disappointing to see our downtown area "repurposed" for the financial benefit of large developers from Toronto. It is galling to read that Starlight's director of development attributes the opposition of Victoria residents to "dislike of change." That is precisely the sort of insulting attitude one would expect from someone who sees our city as nothing more than an opportunity for profiteering.

Q3. **Your Full Name**

David Vest

Q4. **Your Street Address**

1026 Johnson Street #1003, Victoria BC

Q5. **Your email address (optional)**



Respondent No: 52

Login: Anonymous

Responded At: Jun 07, 2021 15:15:49 pm

Last Seen: Jun 07, 2021 15:15:49 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I cannot support yet another development that is going to be out-of-reach, financially for many of the city's residents who are disproportionately affected by this housing crisis. I would like to see a commitment to at least 20% of the total units be affordable units (and not by the definition that many developers seem to think is 'affordable').

Q3. **Your Full Name** Sydele Merrigan

Q4. **Your Street Address** 855 Vancouver Street

Q5. **Your email address (optional)** not answered



Respondent No: 53

Login: Anonymous

Responded At: Jun 07, 2021 16:02:02 pm

Last Seen: Jun 07, 2021 16:02:02 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This undertaking is too large in scope. Huge buildings like this are a challenge to maintain. In ten or twenty years it will quickly show its age, especially with a constant turnover of residents. I'm also presuming that it won't be air conditioned. If summers continue to be hotter and drier, I can't imagine 1500 air conditioners going at the same time. I understand the need for densification, but this is too extreme and ecologically unwise. Harris Green is a nice gathering place at the moment, especially considering all the surrounding construction that has happened recently. Citizens need space, greenery and affordable shopping - especially for food. There are several empty retail outlets already in this area. Why have they not been rented? Big box-like retail outlets are expensive and not particularly attractive to consumers, while Harris Green currently has small shops with character that do attract clients. My apartment building has just been bought by this same company. It was family-owned for several decades and has been an affordable and welcoming environment. But this company already has many buildings/projects in Victoria and is fast becoming a monopoly. I know that we need more housing in Victoria, but a real estate monopoly has too much power. I would like you to leave Harris Green as it is. Failing that, I would like to see something built on a far smaller scale. I can't help but imagine what a huge complex like this will look like in twenty years. It will be unkempt and in need of constant repairs. Short term gain will not benefit our beautiful city in the long run.

Q3. Your Full Name

Nancy Gow

Q4. Your Street Address

407-1030 Pendergast St.

Q5. Your email address (optional)

**Respondent No:** 54**Login:** Anonymous**Responded At:** Jun 07, 2021 17:49:25 pm**Last Seen:** Jun 07, 2021 17:49:25 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

This development is guaranteed to hurt local residents significantly for the foreseeable future. Families that live downtown rely on the businesses that are currently located in Harris Green, including the Market on Yates, London Drugs, COBS Bread, Bosley's, and Harris Green Liquor Express, and numerous restaurants/cafes. Five years ago, we moved to Victoria from Winnipeg because you can't comfortably access the amenities you require to live in downtown Winnipeg without a car. Why would you want to turn Victoria into Winnipeg? Currently we are living car-free quite happily. We literally walk everywhere for everything. I don't want to be put in the position where I have to take a bus for half an hour or feel I need to buy a car to go to a suburban mall for a tea kettle, or a bottle of gin, to pick-up a prescription, or shop for ingredients for dinner. (And please don't say, oh, just go to Save-On, because residents of downtown deserve choices and competitive businesses too.) And I haven't even mentioned how many people will lose access to primary care if you force the Yates & Quadra Integrated Health Centre to close to make way for this development. You should be aware of how hard it is to find primary care in this city already. I also work in the office building across the street. For the past couple of years it's been never-ending headaches (literally) during the day due to all the construction, noise pollution, dirt and dust in and around the neighbourhood. Plus blocked off sidewalks and other inconveniences like having to walk past dozens of workers smoking and vaping on the sidewalk. And now you are planning to put people through that for 3, 4, 5(?) more years and top it all off by taking away all our nearby places to grab lunch and shop! In the long term, there is little chance these businesses will return to the same place. They will move to Saanich or Oak Bay or Esquimalt and never return. Increasing density results in increased property values and increased rents for businesses--and of course increased cost for residents. We already pay a premium to live downtown and this development will only make it worse. Do you not see with your own eyes how many empty storefronts there are in these buildings? (And that was pre-pandemic too.) We need COBS Bread to be able to afford their rent without charging \$10 a loaf. I can't express to you how disappointed my family will be with Victoria if this proposed development is allowed to go ahead. It will ruin my work days and add significant amounts of time and effort for my family to get daily necessities on evenings and weekends for years to come, and possibly forever. Will you get the gist if I say this has made my family actually discuss the possibility that one day soon we might as well just move back to Winnipeg and give up and buy a car and live a gross, unsustainable lifestyle--because it seems like we will inevitably be forced to do that here in Victoria anyway. Not everyone wants to hop in a car to run errands. Victoria markets downtown as a haven for those wanting to walk and cycle and you need to remember that now you've attracted all these people they expect to be able to continue that lifestyle. There is no point in increasing density if all you manage to do is turn the neighbourhood from liveable and walkable to a Doughnut City. People in Victoria don't want to end up like Vancouver with skyscrapers full of empty condos and businesses unable to find staff. Please choose to meet the needs of local residents over developers from Toronto.

Q3. Your Full Name

Lindsay Storie

Q4. Your Street Address

703-785 Caledonia Ave

Q5. Your email address (optional)



Respondent No: 55

Login: Anonymous

Responded At: Jun 07, 2021 20:00:00 pm

Last Seen: Jun 07, 2021 20:00:00 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am writing to express that I strongly oppose any changes to the Official Community Plan and zoning bylaw regulations from S1/R5/R9/R48 (existing zone) to Site Specific Zone which would allow for an increase in density from 5.5:1 to 6.09:1 and to allow up to 32 stories in height on the 900 Yates Street block, and 6.2 FSR and up to 21 stories on 1045 Yates Street. The downtown core of Victoria is already becoming immensely overloaded with new condominiums and other building developments, and the charm and character of the city are becoming swallowed up by new high-rise buildings. Victoria is not Vancouver or Toronto; it is an incredibly beautiful capital city that houses wonderful old heritage buildings and exquisite flora and fauna. We do not need the sun to be blocked out and the beautiful views of the skies and steeples overshadowed by mega-high buildings that should never be part of the downtown landscape. If you allow developers to overdevelop and take away the charm and beauty of Victoria, you end up with an ugly concrete mess like every other overbuilt city in the world. This type of building does not happen in the downtown core of historical towns and it should not be allowed in Victoria. As soon as you open the door to this developer's request to ruin our skyline and the city's charm there will be others to follow with similar plans. The Official Community Plan is there for a reason: to protect our city from being overbuilt. Please respect the beautiful city we live in and refuse to change the regulations that would allow the applicant: Deane Strongitharm/Harrisgreen.ca to build their sun-blocking/skyline destroying concrete monstrosities.

Q3. Your Full Name

Dr. Kathleen Hall

Q4. Your Street Address

608 - 834 Johnson St Victoria, BC

Q5. Your email address (optional)

not answered



Respondent No: 56

Login: Anonymous

Responded At: Jun 07, 2021 20:19:34 pm

Last Seen: Jun 07, 2021 20:19:34 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

We are new residents here at the Jukebox building (1029 View St.) having moved from Vancouver's West End. While the idea of new developments across the street is appealing and will surely upgrade the neighbourhood, especially with new commercial space, we are quite concerned about the proposed heights of the towers. The developer is proposing 21 to 32 storey towers (5 total) which would be well beyond the height of most, if not all, apartment towers in the immediate neighbourhood. Our new condo building is only 9 storeys tall and neighbouring towers are similar or in the 10-15 storey range. While having more condo towers will inevitably change the look and feel of the area, I believe that tall towers will look totally out of scale for this location which is on the edge of downtown and adjacent to a historic commercial street (i.e. Fort) and a mixed residential area (homes, duplexes and low-rise apartments/condos). The towers will loom over Cook, Yates and Fort Street (and others) while literally casting significant shadows. I have witnessed rapid changes in Vancouver's West End with numerous new tall towers under construction, and I believe it is losing its charm and it does not have the same look and feel that it had for decades. The many tall towers are overwhelming when walking along the street (especially Davie St.) I therefore implore your committee to reject these tall towers and accept a more modest proposal, say 15-20 storey maximum towers. If the new towers up to 32 storeys are accepted, there is no going back, and it sets a precedent for other locations in Victoria! We don't need large out of scale development to build and grow our city!

Q3. **Your Full Name**

David Daw

Q4. **Your Street Address**

904 - 1029 View St., Victoria

Q5. **Your email address (optional)**



Respondent No: 57

Login: Anonymous

Responded At: Jun 08, 2021 08:01:29 am

Last Seen: Jun 08, 2021 08:01:29 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The Starlight development far exceeds Mr. Chemij's patronizing comments of residents dislike of change. The project is the complete alteration of the lifestyle of residents of the downtown core. Victoria residents and businesses have suffered enough loss with the elimination of jobs and services. The flavour of once was Victoria has been eroded with over-development and reduction of accessibility to the point of so very many residents of Greater Victoria saying "Oh, I never go downtown, it's just too hard to get around" "I haven't been downtown in years", "It's just so changed", "I don't feel safe". If you haven't heard this, then you're not listening. We have had to live in the maze of construction and road work for far too long already. These massive towers will take away the charm and the skyline of Victoria. Do we have the infrastructure to support this massive development? No. Water? Electricity? Drainage/ Sewage? Fire/Emergency services? The towers will bring more vehicles than the city roads can bear with the City having recently greatly minimized and reduced lanes. Any consideration for the increase in the carbon footprint? We do not need more over priced residences whether buying or renting. These will become tomorrow's ghettos and not the fantasy of some Vancouver west end in Victoria. I love living where I do. Please don't make me move.

Q3. **Your Full Name**

Susie Kennedy

Q4. **Your Street Address**

203 1025 Fairfield Road

Q5. **Your email address (optional)**



Respondent No: 58

Login: Anonymous

Responded At: Jun 08, 2021 09:39:38 am

Last Seen: Jun 08, 2021 09:39:38 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The towers are much too high (something like twice as high as the surrounding tallest buildings). The streets and surrounding areas are too shadowed. There is too much underground parking, which is expensive to build, results in overly large buildings, and the need for disturbing and damaging explosive excavation. The illustrations of massing of the buildings, despite what is the promotional documents claim, show canyon-like effects especially on View Street. The 'public plaza' in the centre of the development has the look and feel of a private-realm amenity, not a public park. Speaking generally, smaller-scale, but dense, development is what is needed: not massive city block-filling developments. Residential towers were espoused from the 1990's as a solution to the need for greater housing supply and to create livable cities in, for instance, Vancouver; we now see that it had the opposite effect, increasing housing costs and creating oppressive public realm. We should resist this route in Victoria. Specifically, allowing variances to the current regulations to increase height and size of buildings is a bad idea: it increases land value, driving up the cost of housing, and means that every developer will demand similar 'exceptions'. Our emphasis should be on how to build at a human scale within current regulations, and even to modify the regulations to encourage human-scale development (over a larger area of the city). We need more housing and density, but built at a human scale, not as monolithic towers. A creative response to this site would build at 4 or 5 stories, include multiple new streets through the block, could include a public square but would do so in a way that is integrated into the public street network, and not require any underground (or additional) car parking. (The parking should be considered as part of the Floor Area Ratio - then we'd get a good idea of what purpose the building serves and its true size).

Q3. Your Full Name

David Stratkauskas

Q4. Your Street Address

312 - 934 Collinson Street, Victoria BC V8V3B8

Q5. Your email address (optional)



Respondent No: 59

Login: Anonymous

Responded At: Jun 08, 2021 09:51:15 am

Last Seen: Jun 08, 2021 09:51:15 am

Q1. What is your position on this proposal?

Other (please specify)

Oppose as is, but might support fewer units and floors.

Q2. Comments (optional)

With Vancouver Street closed to most traffic, this large development will contribute significantly more traffic to the area. Traffic is already becoming congested on the north south routes due to Vancouver Street's closure to through traffic (and poorly times traffic lights). Many east west routes are also busy as many have been narrowed. Even if half of the new residents in these proposed buildings do not have vehicles (can walk or bike), this significant development (in addition to the many other new ones downtown) will contribute to traffic congestion. I'm also concerned about the height of the proposed development exceeding the height of others nearby.

Q3. Your Full Name

Colleen Smith

Q4. Your Street Address

330 Masters Road

Q5. Your email address (optional)

not answered



Respondent No: 60

Login: Anonymous

Responded At: Jun 08, 2021 12:00:41 pm

Last Seen: Jun 08, 2021 12:00:41 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I oppose this monstrous development. 32 floors is taller than any building on vancouver island. I am opposed to such a building in the heart of downtown victoria. I suggest capping the height of the development at 6 stories. I am against the proposed East and West tower on 900 block Yates.

Q3. **Your Full Name**

Matthew Jai

Q4. **Your Street Address**

1009-989 Johnson Street

Q5. **Your email address (optional)**



Respondent No: 61

Login: Anonymous

Responded At: Jun 08, 2021 14:55:05 pm

Last Seen: Jun 08, 2021 14:55:05 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I'm a downtown resident (corner of cook and johnson), and work as an economist. The evidence is clear - high density buildings are necessary for a city to have a healthy and affordable housing market. There is no way around it: significantly increased housing supply is necessary in Victoria. Even if the new rentals aren't "affordable" units in this new development, that doesn't mean it doesn't fit into an affordable housing ecosystem as people will move into these buildings from other units, thereby still increasing market supply. Victoria is playing catch-up when it comes to housing supply, and we need to be making decisions now that contribute to a healthy city 30-50 years from now. This Harris Green Village development i believe fits into a long term vision of what is needed in downtown Victoria.

Q3. **Your Full Name** David Grypma

Q4. **Your Street Address** 602-1034 Johnson Street

Q5. **Your email address (optional)**



Respondent No: 62

Login: Anonymous

Responded At: Jun 08, 2021 14:55:28 pm

Last Seen: Jun 08, 2021 14:55:28 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need this housing for our city. It's also a beautiful concept and a great investment in a thriving downtown.

Q3. **Your Full Name** Chris Stackaruk

Q4. **Your Street Address** 120 Douglas St.

Q5. **Your email address (optional)**



Respondent No: 63

Login: Anonymous

Responded At: Jun 08, 2021 15:01:23 pm

Last Seen: Jun 08, 2021 15:01:23 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

I live a block away from this proposed development and I fully support a more efficient use of land in addition to increased housing opportunities for Victoria residents downtown, as long as the current commercial leases are honoured (Market on Yates, etc.).

Q3. **Your Full Name**

Erin Grypma

Q4. **Your Street Address**

602-1034 Johnson Street, Victoria BC, V8V 3N7

Q5. **Your email address (optional)**



Respondent No: 64

Login: Anonymous

Responded At: Jun 08, 2021 15:15:32 pm

Last Seen: Jun 08, 2021 15:15:32 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

This is needed!

Q3. **Your Full Name**

Spencer Berghauser

Q4. **Your Street Address**

1069 Southgate street

Q5. **Your email address (optional)**



Respondent No: 65

Login: Anonymous

Responded At: Jun 08, 2021 16:42:11 pm

Last Seen: Jun 08, 2021 16:42:11 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Desperately need more housing in the city

Q3. **Your Full Name** Noah sommerfeld

Q4. **Your Street Address** 819 yates st

Q5. **Your email address (optional)** not answered



Respondent No: 66

Login: Anonymous

Responded At: Jun 08, 2021 17:28:37 pm

Last Seen: Jun 08, 2021 17:28:37 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Victoria really needs to densify! We are an island community and need to build up not out to protect our environment and community character.

Q3. **Your Full Name** Thomas Lange

Q4. **Your Street Address** 2029

Q5. **Your email address (optional)** not answered



Respondent No: 67

Login: Anonymous

Responded At: Jun 09, 2021 07:08:57 am

Last Seen: Jun 09, 2021 07:08:57 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Please have some of these existing projects complete before you issue any more building permits for any projects. The delays on some of the buildings is NOT helping the (alleged) housing crisis. You have repeatedly given out permits that do not allow people with handicaps or who require a vehicle to live in. One example would be the Janion Building with 121 units, but only 12 parking spaces. This trend can not continue. You have also spent how much money on the bike lane mess on Vancouver Street. How could you do this, knowing that there were going to be so many buildings going up. Are you deliberately trying to devalue property in Downtown Victoria? The crime, noise, dust, and liveability in general has been intolerable. I also had a car accident a year ago with concussion and other injuries that made it impossible to live in that environment. The city has a duty of care to its citizens to provide a safe environment to live in and one where people can experience quiet enjoyment of their homes. 7-7 pile driving, in the middle of a pandemic and when people were essentially trapped in apartments and condos did not fit that bill. Even though we are somewhat open now, another ten years of construction

Q3. **Your Full Name**

Shelly Urquhart

Q4. **Your Street Address**

Own:

Q5. **Your email address (optional)**



Respondent No: 68

Login: Anonymous

Responded At: Jun 09, 2021 07:14:33 am

Last Seen: Jun 09, 2021 07:14:33 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Shelly Urquhart

Q4. **Your Street Address**

2815 Irma Street (I live here but own on Johnson)

Q5. **Your email address (optional)**

**Respondent No:** 69**Login:** Anonymous**Responded At:** Jun 09, 2021 14:53:12 pm**Last Seen:** Jun 09, 2021 14:53:12 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Her Worship Mayor Lisa Helps & City of Victoria Council cc: Deane Strongitharm, Charlotte Wain, Ian Sutherland, Development Services & CALUC Re: Pre-Application (CALUC) Full City Block Including 1205/1209 Quadra, 910 View, 903/911 Yates. Half City Block inc. 1045 Yates St. Your worship, We at the Manhattan building across the street from the Market on Yates are one of the oldest and first tall condominium towers in the Harris Green neighborhood. Our building was constructed 15 storeys high in 1995. We provide 124 homes and we own 4,000 square feet of commercially-zoned community-designated grade-level space. As a strata council member and the president of my strata council, I would like to register concern about the proposed 32 storey tall tower and its potential impact upon my building due to sun shade and sight lines. Not everyone on my strata council is opposed to it, 1 of my 7 strata council members is in favor of it. Another concern to register is the impact of 100,000 square feet of new commercial space on my ability to find a new tenant for my building's vacant commercial space. Approximately 2,600 square feet of my 4,000 square feet commercially-zoned space is a fitness center and community meeting room. But I have a remaining 1,400 square feet which has been vacant for some years now. It used to be rented by a community literacy organization. My understanding of the City's community-designation for my commercial space is that it must be rented to a non-profit, charity, or similar organization. My building was built before the internet made some charities and nonprofits go virtual to save money on rent. My strata council has discussed possibilities for our vacant space. I have tried to rent it to community organizations. The Downtown Victoria Neighborhood Association and I recently discussed renting it for \$450 a month for 8 months. That would have been \$3.85 per square foot, about $\frac{1}{4}$ to $\frac{1}{5}$ of the going rate. But the space also needed money for renovation, and we have been told that our already-expensive strata insurance policy would increase by even more money if we were to take on a tenant that is not residential. Would it be out of the question to explore rezoning the Manhattan Building's 1,400 square feet to provide residential housing? I am open to discussing all possibilities. And any changes would need to be approved by my strata council and the owners in my building. With appreciation for your responsibility and workload with regards to these important decisions. Mr. Jason D. Strauss, President The Manhattan Strata Council Strata VIS3861, 930 Yates Street

Q3. Your Full Name

Jason D. Strauss

Q4. Your Street Address

930 Yates Street

Q5. Your email address (optional)



Respondent No: 70

Login: Anonymous

Responded At: Jun 09, 2021 17:05:45 pm

Last Seen: Jun 09, 2021 17:05:45 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

75% of these units are 650 square feet and under. This is not enough for families or sustainably for couples. Clearly these units are intended as investment properties and not as usable housing actually intended to address the housing needs of Victoria's housing stressed population. We don't need more of this.

Q3. **Your Full Name**

Brianna Grove-White

Q4. **Your Street Address**

676 Vanalman Ave

Q5. **Your email address (optional)**



Respondent No: 71

Login: Anonymous

Responded At: Jun 09, 2021 19:14:52 pm

Last Seen: Jun 09, 2021 19:14:52 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I strongly oppose the amendment in this development to allow a range of buildings from 21 to 32 storeys. The 32 storeys is completely out of line with other buildings in the Harris Green area and downtown Victoria.

Q3. **Your Full Name**

Monica Palcic

Q4. **Your Street Address**

#611 845 Yates

Q5. **Your email address (optional)**



Respondent No: 72

Login: Anonymous

Responded At: Jun 09, 2021 20:28:29 pm

Last Seen: Jun 09, 2021 20:28:29 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Its too large, I enjoy the small stores. Downtown has been over run with condos in such a short time. We need a break from this.

Q3. **Your Full Name** Natalie McConnell

Q4. **Your Street Address** 975 Balmoral Road

Q5. **Your email address (optional)** not answered



Respondent No: 73

Login: Anonymous

Responded At: Jun 10, 2021 05:06:10 am

Last Seen: Jun 10, 2021 05:06:10 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I am opposed to the size and height of this project; First the proposed 32 storey tower is out of context with the ambience of the city core; it would dwarf surrounding buildings, create wind tunnels and block light. The buildings should be of varying heights and none above the existing 13 storey zoning designation. I recognize the need for housing in Victoria, but do not think that the ambience of our beautiful city should be redefined by a conglomerate of concrete mega towers which are de-humanizing, cold and inhospitable. Cities must be places where people enjoy good health and well-being. The eradication of greenery, and side gardens in the recent developments on Johnson street is not conducive to human health and the wind tunnels and cold shade they have created makes walking there unpleasant. Please do not allow the friendly walking streets of downtown Victoria, where "nature" amenities--greenery, natural light and warmth-- are a huge part of the pleasure of living here, be sacrificed to the ambitions of developer's under the mantra of providing needed housing. Housing can be built without destroying what we already have.

Q3. **Your Full Name**

Ann J MacLeod

Q4. **Your Street Address**

835 View St

Q5. **Your email address (optional)**



Respondent No: 74

Login: Anonymous

Responded At: Jun 10, 2021 15:21:17 pm

Last Seen: Jun 10, 2021 15:21:17 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I am a Saanich resident currently but have lived in the Greater Victoria area my entire life. I am deeply concerned with the direction the City of Victoria (and most municipalities) are taking with the over development of our region. The downtown core, in particular, has seen huge change in the past decade. In my opinion it has not all been for the better. The streets are losing character, becoming darker/shadowed, wind tunnels in some areas (as in large cities) and the Victoria "charm" is all but gone. I rarely go downtown now, if I can avoid it, and I know many others who say the same thing. The increased density downtown has not created a more pleasant environment. Even pre-pandemic, the number of homeless, drug addled, panhandlers and criminals were proliferating. And if we think building bigger will solve these problems we need look no further than to Vancouver, Seattle, Portland, Toronto, et al, to know this is not true. All of this new construction is not helping these people at all. And it doesn't seem to be providing affordable, low-cost housing for those who need it. Just more expensive condos for off Islanders to invest in. I sincerely hope Victoria will shun the glass towers that have turned Vancouver into a bland, overstuffed, and extremely unattractive city. Glass buildings are also a huge hazard for our already diminishing bird populations. I hope someone(s), somewhere gives their collective heads a big shake and wake up to what's really happening to us on this Island. We are being bullied into making bad decisions that fly in the face of what we want our communities to be.

Q3. **Your Full Name**

Judy Spearing

Q4. **Your Street Address**

1545 Eric Road

Q5. **Your email address (optional)**

not answered



Respondent No: 75

Login: Anonymous

Responded At: Jun 10, 2021 15:51:47 pm

Last Seen: Jun 10, 2021 15:51:47 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The latest updated proposal would be an asset to our downtown core. The public and private courtyards, the street furniture, greenery and car/bike parking is all needed in downtown. The design clearly incorporates a reliance on individuals interacting with the street as much as possible by incorporating ground exterior doors as much as possible. Care has been given to consider affecting sunlight, shadowing and wind issues. As a downtown resident, this is a space I would highly enjoy utilizing as much as possible. The benefit of a substantial increase in residents to the core, adding many more diverse individuals to the area is greatly needed.

Q3. **Your Full Name** Trevor Daniel Premack

Q4. **Your Street Address** 840 Fort Street Apt 408

Q5. **Your email address (optional)**



Respondent No: 76

Login: Anonymous

Responded At: Jun 10, 2021 18:50:29 pm

Last Seen: Jun 10, 2021 18:50:29 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The project has a great deal of merit as it will update a mixed bag of retail and residential, however, it is overwhelming for a small area of Central Business District of a small city. The building height especially on the Fernwood side, must be kept within the 6 story height and the building height on the Harris Green Side must be kept to the maximum 20 story height as is indicated in the plan for the area. We are following the New York model and not the Paris or San Francisco model. The high rises and density decrease the attractiveness of the city as a tourist destination and also as a place to live. Why not take the Rock Bay Area and start a series of high rises in that neighborhood. It is close to downtown and you would have the benefit of views for most of the units as there is no interference from multiple other buildings. We are not Hong Kong. Even In Paris, high structures are built outside the peripherique.

Q3. **Your Full Name**

Marilyn Drews

Q4. **Your Street Address**

1337 Rudlin Street

Q5. **Your email address (optional)**



Respondent No: 77

Login: Anonymous

Responded At: Jun 10, 2021 21:07:36 pm

Last Seen: Jun 10, 2021 21:07:36 pm

Q1. What is your position on this proposal?

Other (please specify)

Support with alterations. Specifically, reduce the density and increase the amount of community and green space. Ensure that it continues to be feasible for London Drugs and Market on Yates to remain.

Q2. Comments (optional)

Although I haven't seen detailed plans I am concerned that the photo/sketch I saw in the Times Colonist is significantly different from what I saw at a meeting hosted by the developer at Christ Church Cathedral about 3 years ago. At that time I thought the message the attendees relayed was that London Drugs and Market on Yates were vitally important to the community. Additionally, the inclusion of community and green space was deemed very important. The massive development now proposed will not only change the community but it will change our environment since it will incorporate a significant amount of concrete. I am not in favour of the type of density being proposed and would be more comfortable with building heights similar to those in the apartment buildings at the west end of the 1000 block of Yates Street. Additionally, there needs to be green space and community space; much more than a few benches and planters with a few token plants. For a development that will essentially create a new neighbourhood City Council needs to be forceful in demanding that it look, serve and act as a community, not a concrete jungle.

Q3. Your Full Name

Louise Klaassen

Q4. Your Street Address

1031 Burdett Avenue

Q5. Your email address (optional)



Respondent No: 78

Login: Anonymous

Responded At: Jun 11, 2021 08:10:11 am

Last Seen: Jun 11, 2021 08:10:11 am

Q1. What is your position on this proposal?

Other (please specify)

I oppose the scope of the project. The height of the buildings is excessive. Where will green space and community space fit into the picture? Where are the playgrounds for local children and those attending downtown day care centres? Density is too high for the site and the neighbourhood. The generic high-rise condo is an unsustainable model. Please, lower density, more green/space, more growing space for public gardens and seating for community interaction. I am with Yates St. Community Garden and we have 100 people on the wait list. Where will people go to get a breath of fresh air and a bit of quiet? DockSide Green is an example to learn from. I would be much more in favour of a development that embraced a similar model. My husband and I moved from downtown to Fairfield due to the amount of noise and disruption we experienced living in Harris Green. It's a continual construction site with noise, noise and more noise!

Q2. Comments (optional)

not answered

Q3. Your Full Name

Janet Strauss

Q4. Your Street Address

101-1215 Fairfield Rd.

Q5. Your email address (optional)



Respondent No: 79

Login: Anonymous

Responded At: Jun 11, 2021 14:49:52 pm

Last Seen: Jun 11, 2021 14:49:52 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Daniel Shaver

Q4. **Your Street Address** 989 Johnson st

Q5. **Your email address (optional)**



Respondent No: 80

Login: Anonymous

Responded At: Jun 11, 2021 14:50:54 pm

Last Seen: Jun 11, 2021 14:50:54 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Brendan Miller

Q4. **Your Street Address** 989 Johnson Street

Q5. **Your email address (optional)** not answered



Respondent No: 81

Login: Anonymous

Responded At: Jun 11, 2021 14:51:52 pm

Last Seen: Jun 11, 2021 14:51:52 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Alison Strumberger

Q4. **Your Street Address**

989 Johnson St, Unit 1102

Q5. **Your email address (optional)**



Respondent No: 82

Login: Anonymous

Responded At: Jun 11, 2021 14:52:50 pm

Last Seen: Jun 11, 2021 14:52:50 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed towers are too tall. Please consider the height of the current towers in this corridor.

Q3. **Your Full Name** Harold Caldwell

Q4. **Your Street Address** 989 Johnson Street, Apt 1603

Q5. **Your email address (optional)** not answered



Respondent No: 83

Login: Anonymous

Responded At: Jun 11, 2021 15:20:27 pm

Last Seen: Jun 11, 2021 15:20:27 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

32 Storeys is much too high for the area and should be kept in content with the rest of the Condo buildings

Q3. **Your Full Name** Neil Robertson

Q4. **Your Street Address** 989 Johnson St 613

Q5. **Your email address (optional)**



Respondent No: 84

Login: Anonymous

Responded At: Jun 11, 2021 15:22:13 pm

Last Seen: Jun 11, 2021 15:22:13 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Developments should remain within the existing guidelines. Victoria should not be allowing taller high rises.

Q3. **Your Full Name** Trina Sims

Q4. **Your Street Address** 989 Johnson Street

Q5. **Your email address (optional)** not answered



Respondent No: 85

Login: Anonymous

Responded At: Jun 11, 2021 15:33:56 pm

Last Seen: Jun 11, 2021 15:33:56 pm

Q1. What is your position on this proposal?

Other (please specify)

I support new development, however there needs to be some serious tweaks to the proposals.

Q2. Comments (optional)

Extreme density in a very small area, parking concerns, traffic (both auto and foot), security and noise disruptions are at the top of concerns needing to be addressed. Also the height of these new towers (especially the ones to be located where the current London Drugs is) need to be reassessed. Just across the street at 960 Yates, the building is 18 storeys. It is shocking to think a 32 storey tower could be built directly in front of this building, along with two other gigantic towers. I have read all 5 new towers will be purpose built rentals. While housing accommodation is needed, my hope is that these units will be livable sizes, unlike a lot of current purpose built rental towers where it is common to see studios and one bedrooms under 450 sqft. The buildings should also contain useful amenities like gyms, pools, dog grooming, common social gathering spaces both inside and out, etc so that people don't have to travel far to lead a healthy, happy lifestyle. I believe a lot of people are completely opposed to new development, however I see the need to build up, but believe the towers should not exceed the other towers in the area. Thank you.

Q3. Your Full Name

Liana Scigliano

Q4. Your Street Address

989 Johnson Street

Q5. Your email address (optional)

not answered



Respondent No: 86

Login: Anonymous

Responded At: Jun 11, 2021 15:34:18 pm

Last Seen: Jun 11, 2021 15:34:18 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

the noise is unbearable at hte moment we don't need it any worse and pay way too much in rent to deal with this

Q3. **Your Full Name** KT

Q4. **Your Street Address** 989 johnson

Q5. **Your email address (optional)** not answered



Respondent No: 87

Login: Anonymous

Responded At: Jun 11, 2021 15:37:45 pm

Last Seen: Jun 11, 2021 15:37:45 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I fully accept development in the city and especially the quality developments we are seeing. However, I oppose developments that far out step the existing guidelines of zoning (height and density) and what other developers have followed in surrounding developments. I am actually surprised that council would be even contemplating something like this.

Q3. **Your Full Name**

Frank Sims

Q4. **Your Street Address**

513-989 Johnson St. Victoria

Q5. **Your email address (optional)**



Respondent No: 88

Login: Anonymous

Responded At: Jun 11, 2021 17:07:13 pm

Last Seen: Jun 11, 2021 17:07:13 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Tyler Knapik

Q4. **Your Street Address** 1511-989 Johnson St.

Q5. **Your email address (optional)** not answered



Respondent No: 89

Login: Anonymous

Responded At: Jun 11, 2021 18:10:26 pm

Last Seen: Jun 11, 2021 18:10:26 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Jordan Vander Heiden

Q4. **Your Street Address**

989 Johnson Street

Q5. **Your email address (optional)**



Respondent No: 90

Login: Anonymous

Responded At: Jun 11, 2021 22:55:17 pm

Last Seen: Jun 11, 2021 22:55:17 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We live in a unit at 989 Johnson that faces SW. The proposed towers will block some of our views of the Olympic Mountains and the Strait of Juan de Fuca, but we completely support this development. I want to see more developments like this go ahead in our city. I would also prefer slimmer, taller towers as opposed to shorter, fatter towers.

Q3. **Your Full Name** Aaron Webster

Q4. **Your Street Address** 1202-989 Johnsons St

Q5. **Your email address (optional)**



Respondent No: 91

Login: Anonymous

Responded At: Jun 12, 2021 09:56:45 am

Last Seen: Jun 12, 2021 09:56:45 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

32 storeys, seriously? Concerned about relaxing community plan and height restrictions for the benefit of a development. Hopefully reason will prevail.

Q3. **Your Full Name**

Michael Heinrich

Q4. **Your Street Address**

1601-989 Johnston, Victoria

Q5. **Your email address (optional)**



Respondent No: 92

Login: Anonymous

Responded At: Jun 13, 2021 09:03:49 am

Last Seen: Jun 13, 2021 09:03:49 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

We don't need Victoria to look like Vancouver or Toronto. Part of the charm of Victoria is the low density. This development is also problematic in the lack of parking provided for residents. Does the Mayor just want the whole downtown to be an addict nirvana with stolen bicycles? There has been a lack of comprehensive resident feedback on this development and every other decision the council is faced with. This council cherry picks which comments to support. Downtown is already crowded enough with too many supportive housing developments. As for the "affordable" issue well in BC one knows that "affordable" housing means your neighbour will be a drug addict or a criminal and since privacy legislation prevents law-abiding tenants from finding this information out, one takes their chances when moving into a new development such as this. Using the app CERTN should be a requirement for ALL new housing developments to screen out criminals. No one wants a thief as a neighbour.

Q3. **Your Full Name**

Carol Auld

Q4. **Your Street Address**

1038 McClure St #408

Q5. **Your email address (optional)**

not answered



Respondent No: 93

Login: Anonymous

Responded At: Jun 13, 2021 11:34:56 am

Last Seen: Jun 13, 2021 11:34:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Selena Daniels

Q4. **Your Street Address** 989 Johnson Street

Q5. **Your email address (optional)** not answered



Respondent No: 94

Login: Anonymous

Responded At: Jun 13, 2021 13:41:27 pm

Last Seen: Jun 13, 2021 13:41:27 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The grotesque and ridiculousness of the size, scope, and complete flying in the face of extremely reasonable existing zoning codes is just another example of opportunism at the expense of current property owners and residents surrounding the area. This development is for profit, it in NO WAY will do anything for us except obliterate our view, compromise our health and safety, overpopulate Harris Green in one fell swoop, and in NO WAY solve any affordable housing issues as it will be new and rented out at a premium. This is bad for the city.

Q3. **Your Full Name**

Ron Thaler

Q4. **Your Street Address**

989 Johnson Street

Q5. **Your email address (optional)**



Respondent No: 95

Login: Anonymous

Responded At: Jun 13, 2021 16:52:09 pm

Last Seen: Jun 13, 2021 16:52:09 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There has been an influx of new developments in the area over the past few years with at least three active projects ongoing that I am aware of. The development at 1150 Cook Street, the development at 1025 Johnson, and the development at 1100 Yates Street are all meeting the need for new residential and commercial properties in this particular area. Ranging from 12 to 15 storeys, all three developments offer proposed residential and commercial spaces. Unless the applicant intends to offer supportive housing for low-income or houseless community members, there is no need for such large project in an area that is already so dense. I completely oppose the proposed amendment to OCP in order to construct buildings as high as 32 stories. View Towers on Quadra Street is 19 stories high and is giant eyesore to the downtown landscape, I cannot imagine such a significantly taller development taking place. Especially based on the current road infrastructure. This area is already prone to traffic jams due to the various one way roads (Yates, Vancouver - partially, Johnson) and would become even worse with the huge addition of residents/businesses that this development would bring. As well, the plan to demolish all existing buildings in phases will be a tremendous inconvenience to the local residents not only because it will create long-term noise-pollution from the demolition and construction in each phase but also because it will remove essential shops/businesses (even if only temporarily).

Q3. Your Full Name

Salma Ihsan

Q4. Your Street Address

1030 Yates Street

Q5. Your email address (optional)



Respondent No: 96

Login: Anonymous

Responded At: Jun 14, 2021 09:38:41 am

Last Seen: Jun 14, 2021 09:38:41 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

There has been an increase of new developments in the area over the past few years with at least three active projects ongoing. The development at 1150 Cook Street, the development at 1025 Johnson, and the development at 1100 Yates Street are all meeting the need for new residential and commercial properties in this particular area. Ranging from 12 to 15 storeys, all three developments offer proposed residential and commercial spaces. There is no need for such large project in an area that is already so dense. I completely oppose the proposed amendment to OCP in order to construct buildings as high as 32 stories. The road infrastructure cannot support such an increase in density as this project proposes. The plan to demolish all existing buildings in phases will be a tremendous inconvenience to the local residents not only because it will create long-term noise-pollution from the demolition and construction in each phase but also because it will remove essential shops/businesses (even if only temporarily).

Q3. **Your Full Name**

Olivia Gutjahr

Q4. **Your Street Address**

1030 Yates

Q5. **Your email address (optional)**



Respondent No: 97

Login: Registered

Responded At: Jun 14, 2021 14:44:42 pm

Last Seen: Jun 08, 2021 22:29:55 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I am conflicted. While I do like the overall design and approach that is being proposed (especially dropping the heights of the smaller buildings to allow more space/light on the street), the density you are trying to add to our community is already well over what those of us living here wish to see. Adding even more seems unnecessary and is causing us to really question the judgement of those making these approval calls. There are vacant units all around us. Is this request really based on what is "better" for the community? It feels like its all about money... Please don't approve unnecessarily massive buildings in our community, we do not wish to live in downtown Vancouver!! We are already missing the sun and trees and nature we've lost due to the current new developments all around us. If you do approve this, please for the love of god make it happen as swiftly as possible. Also, development fatigue is real. SERIOUSLY. We just lived through 5 years of the Jukebox project happening right across the street. Home doesn't feel much like home when there is construction disruption happening 6 days a week for the better portion of the day, all around you. It's sad and disappointing, this has been such a lovely community to live in for the past 10 years, but each year, it gets less lovely and more trying. I'm starting to agree with my husband that we may have to leave. And I truly don't want to.

Q3. **Your Full Name**

Amy Broere

Q4. **Your Street Address**

1608-1020 View St

Q5. **Your email address (optional)**



Respondent No: 98

Login: Anonymous

Responded At: Jun 14, 2021 16:14:12 pm

Last Seen: Jun 14, 2021 16:14:12 pm

Q1. What is your position on this proposal?

Other (please specify)

Support the reconstruction however have concern for building height.

Q2. Comments (optional)

I live on the 800 block of View and Quadra. The proposed development of the 900 block of Yates causes some concern regarding the height of the building. While I do think the area would benefit from being restructured and rebuilt. I think a 32 story building seems too large for the area. It would hugely impact the skyline for the surrounding blocks and especially affect the inside courtyards on the 800 block of View and Yates. The new buildings on 848 Yates and behind seem like a great comparable measure. These buildings fit the area nicely and I believe measure to around 20 stories tall.

Q3. Your Full Name

Jesse Zannet

Q4. Your Street Address

701 - 860 View Street

Q5. Your email address (optional)



Respondent No: 99

Login: Anonymous

Responded At: Jun 14, 2021 16:48:44 pm

Last Seen: Jun 14, 2021 16:48:44 pm

Q1. What is your position on this proposal?

Other (please specify)

Support with reduced storey levels in towers

Q2. Comments (optional)

As new owners of ground floor live/work units in the area, we support the need for more living spaces and applaud the efforts to provide street level "life" via retail, childcare and other spaces. However the high tower heights impact natural light and sunlight, potentially creating dark corridor-effects along Yates. Please consider reducing heights for each of the planned towers.

Q3. Your Full Name

Marci Hotsenpiller

Q4. Your Street Address

989 Johnson - 3 units

Q5. Your email address (optional)



Respondent No: 100

Login: Anonymous

Responded At: Jun 14, 2021 20:04:52 pm

Last Seen: Jun 14, 2021 20:04:52 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This new development could severely compromise the view of the ocean and the mountains that I currently enjoy from my condo. Any obscuration of the view would significantly reduce the value of my property.

Q3. **Your Full Name** Gary Ronald Nicholson

Q4. **Your Street Address** 1109-989 Johnson St., Victoria

Q5. **Your email address (optional)**



Respondent No: 101

Login: Anonymous

Responded At: Jun 15, 2021 10:01:55 am

Last Seen: Jun 15, 2021 10:01:55 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I understand the need to increase downtown Victoria density. I am not opposed to that. What is troublesome about this particular proposal is the magnitude. In particular - the proposed height of the development is completely out of keeping with what makes downtown Victoria a livable space. I do not wish to see this city's core transformed into Yaletown or downtown Toronto - comprising dark cold windy "canyon" streetscapes. Currently the area functions well to provide a livable and enjoyable area that includes essential services to the local residents and those using the area when they are downtown working etc. - a walk-in medical clinic, a grocery store, a pharmacy, restaurants etc. and enjoyable outdoor sitting spaces where sunlight can penetrate. This proposal would destroy all of that - & to what benefit for Victoria locals? Chances are that many of the proposed residential units will not even be inhabited if Vancouver and Toronto are anything to go by. The units tend to be purchased by investors who are quite happy to leave them sitting empty while their "investment" appreciates in value. This scope of development is definitely not conducive to fostering the kind of mid-town livable atmosphere we enjoy & value in this city. I strongly oppose this proposal.

Q3. **Your Full Name**

Rosemary Armour

Q4. **Your Street Address**

1036 Transit Rd

Q5. **Your email address (optional)**

**Respondent No:** 102**Login:** Anonymous**Responded At:** Jun 15, 2021 11:35:04 am**Last Seen:** Jun 15, 2021 11:35:04 am**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Thank you for giving a comment section on this proposal. As much as I am for progress, upon reviewing the letter/notice I received I feel the planners for this type of development is a far overreach on what this area can handle. Right now, new condos are going up all around this area and a proposal of 5 and the highest structure in Victoria has been sorely thought out to the esthetics of it or how the people who enjoy downtown Victoria will now escape from it. The restructure of traffic flow is already scaring people away from downtown and recently I noticed that planners are looking at ways to lure customers back to the city. The Bay Centre is sitting practically empty (not really exciting shopping happening). Government Street has a limited draw and the uncertainty of cruise ships being allowed back is questionable. I have worked in retail in various locations in the downtown core and the draw from cruise people are to go to places like Bucharth Gardens, whale watching, all the little touristy things. They are not shopping for deals or a lot of expensive items in Victoria, They would go to Vancouver or Seattle for that. Usually, tourists like finding a nice restaurant to enjoy a new dining experience which Victoria is known for. Is the at home work situation post-Covid going to progress with more people working from home, or return to work where more office space is needed? Sometimes a tourist draw is the kept Quaintance of a city and not to become a metropolis. With rents so high and no tourists (because from my experience, locals will not be the number one customer) the probability of emptiness in a concrete complex would be something to consider and not just be a pie in the sky with thoughts of what a wonderful idea to develop. I would make the recommendation to 'go back to the drawing board ' so to speak, and that these high buildings and possibly the density you want to create are not all that favourable for this area of the city. Bigger isn't necessarily better. Progress away but in a practical, logical way. I thank you for taking the time to take into consideration local residents concerns.

Q3. Your Full Name

Shirley Millar

Q4. Your Street Address

406 - 1061 Fort Street

Q5. Your email address (optional)



Respondent No: 103

Login: Anonymous

Responded At: Jun 15, 2021 12:19:46 pm

Last Seen: Jun 15, 2021 12:19:46 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Way too high, way too dense, not only for this area but the downtown core. You will be blocking light. You will destroying the essential allure of Victoria. And the last thing downtown Victoria needs right now is more office space . As for low-rental housing, why are you placing it on some of the most valuable land in the city?!!! This makes no economic sense at all.

Q3. **Your Full Name**

Heidi Pringle

Q4. **Your Street Address**

1061 Fort Street

Q5. **Your email address (optional)**



Respondent No: 104

Login: Anonymous

Responded At: Jun 16, 2021 15:53:14 pm

Last Seen: Jun 16, 2021 15:53:14 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

This proposal is completely inappropriate and out of scale for the community. It is an aggressive, bland and repetitive design with looming towers that seeks to maximize the REITs profit rather than consider the local context, character or benefit. It fails to integrate into the existing community and will vastly contribute to the canonization of Harris Green. The shadowing on the streets and across neighbouring buildings will negatively impact the community, residents and visitors. This project will rip out and remove the heart of our neighbourhood. The area around London Drugs and Market on Yates is a place of whimsy, where pedestrians, bikes, and cars share space. It's where neighbours meet, stop, and enjoy the sun on the benches and boulevards. There are many small businesses and services that will be lost; driven out by construction and by subsequent rent increases post construction. I can't recall the last time there was a vacant storefront in the Harris Green Village as this area serves as a community village in our core.

Q3. **Your Full Name**

Wendy Bowkett

Q4. **Your Street Address**

1715 Government Street

Q5. **Your email address (optional)**

not answered



Respondent No: 105

Login: Anonymous

Responded At: Jun 16, 2021 16:28:32 pm

Last Seen: Jun 16, 2021 16:28:32 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose this project as it is presently being proposed. I fully believe that we need more rental property in downtown Victoria, but this is excessive. It is far outside all of the OCP as it is almost double the regulations. This should not be accepted in the present format, but rather the developer needs to go back to the drawing board and design something that is in keeping with the the OCP.

Q3. **Your Full Name** Diane Chimich

Q4. **Your Street Address** 1601. 788 Humboldt St.

Q5. **Your email address (optional)**



Respondent No: 106

Login: Registered

Responded At: Jun 17, 2021 08:20:03 am

Last Seen: Jun 15, 2021 02:04:13 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I am strongly opposed to the above development proposal as it is contrary to the area's Official Community Plan. The whole point of community plans is that they represent the wishes of the people who live in that area and, as such, should be followed without question or alteration. Ascetically I see this proposal as both out of scale and an affront to the eye, and to proceed with building it would be an insult to the people of Victoria.

Q3. **Your Full Name**

Hazel Colme

Q4. **Your Street Address**

1012 Collinson St

Q5. **Your email address (optional)**



Respondent No: 107

Login: Anonymous

Responded At: Jun 17, 2021 09:20:16 am

Last Seen: Jun 17, 2021 09:20:16 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I support redevelopment of the area and particularly the addition of rental stock but the towers are simply too high. The proposal significantly exceeds the Official Community Plan (OCP), with five towers of 21 to 32 storeys/109 metres — more than double the OCP's 15 to 17 storeys/45-50 metres, and with a density increase over the OCP maximum, all with very little contribution to public amenities. As a direct neighbour, I and many others will lose significant daylight as the area becomes a dark valley. The proposal must be scaled back to closer conform with the OCP.

Q3. **Your Full Name**

Wendy Magahay

Q4. **Your Street Address**

511-1030 Yates Street

Q5. **Your email address (optional)**



Respondent No: 108

Login: Anonymous

Responded At: Jun 17, 2021 10:27:09 am

Last Seen: Jun 17, 2021 10:27:09 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Starlight should comply with Victoria's OCP. They are asking for too much density and are trying to buy more land downtown, so it's important to ask for a fair deal this time.

Q3. **Your Full Name** Susan Jane Mackenzie

Q4. **Your Street Address** 307 905 Burdett Avenue Victoria B.c. V8V 3G6

Q5. **Your email address (optional)** not answered



Respondent No: 109

Login: Registered

Responded At: Jun 17, 2021 16:41:53 pm

Last Seen: Jun 22, 2021 20:54:02 pm

Q1. **What is your position on this proposal?**

Other (please specify)

I support but not as proposed

Q2. **Comments (optional)**

a) There needs to be more publicly-accessible green space. Please increase the amount of publicly accessible spaces otherwise the entire block will become a cold wall and destroy the character and atmosphere of the neighborhood. b) Proposed building heights along Cook St are too high relative to the surrounding buildings. Please reduce the heights of the buildings nearest to Cook Street to 10-15 stories maximum.

Q3. **Your Full Name**

R Charles

Q4. **Your Street Address**

1411 Cook Street

Q5. **Your email address (optional)**

not answered



Respondent No: 110

Login: Anonymous

Responded At: Jun 18, 2021 09:19:35 am

Last Seen: Jun 18, 2021 09:19:35 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I feel the project is too dense for the area. Concern it might cause a dark corridor with the neighbouring buildings

Q3. **Your Full Name** Judy Hambleton

Q4. **Your Street Address** 513 50 Songhees road

Q5. **Your email address (optional)** not answered



Respondent No: 111

Login: Anonymous

Responded At: Jun 18, 2021 09:22:19 am

Last Seen: Jun 18, 2021 09:22:19 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Sarah Elizabeth Cotton-Elliott

Q4. **Your Street Address** 1025A Fort Street

Q5. **Your email address (optional)** not answered



Respondent No: 112

Login: Anonymous

Responded At: Jun 18, 2021 10:25:50 am

Last Seen: Jun 18, 2021 10:25:50 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Katherine Gray

Q4. **Your Street Address** 1215 pembroke st, Victoria bc

Q5. **Your email address (optional)**



Respondent No: 113

Login: Anonymous

Responded At: Jun 18, 2021 10:26:32 am

Last Seen: Jun 18, 2021 10:26:32 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Brett gray

Q4. **Your Street Address** 1215 pembroke st

Q5. **Your email address (optional)**



Respondent No: 114

Login: Anonymous

Responded At: Jun 18, 2021 12:19:44 pm

Last Seen: Jun 18, 2021 12:19:44 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The development of five towers is overly ambitious, does not enhance area and will decrease the quality of life for the large amount of longtime senior residents who currently reside close by. The proposed number of units is too dense for the supporting accesses and amenities such as parks and parking. Green space offered in the proposal to offset this is very limited. View St the only 2 way through street for many blocks and is narrow and has badly needed parking which cannot afford to be sacrificed. Vancouver Street is narrowed down to a maze of barriers with limited to no access along the east side of the 1205/1209 Yates development. There is uncontrolled access to Cook St from View for the 1045 Yates towers. Yates street is already busy and will now have the new firehall right closeby adding to the congestion. The tower heights and quantity are far exceeding the buildings and density in the area and will turn the neighbourhood streets into canyons with much reduced sun and streets will become wind tunnels in an already windy area. The whole open nature and sunshine of the area will be lost with a total of five very tall towers added on the both the east and west sections of the development.

Q3. **Your Full Name**

Jayne Beason

Q4. **Your Street Address**

702-1020 View St

Q5. **Your email address (optional)**



Respondent No: 115

Login: Anonymous

Responded At: Jun 18, 2021 12:39:21 pm

Last Seen: Jun 18, 2021 12:39:21 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Being in this neighbourhood for 53 years and running our business Gemi Hair Ltd. We are very pleased to have Starlight build this neighbourhood to the potential that we have always seen here. As we have spoken on many other development projects in this neighbourhood. We feel the greater the height to the projects the better . Better here then in the Cook St., Village or in our heritage section of downtown. By building these new inventory of rentals we free up our older inventory making it more affordable. Starlight has been very courteous and has had lots of one on one meetings with us during this process.

Q3. **Your Full Name** Fadi Murr

Q4. **Your Street Address** 1329 Cook Street

Q5. **Your email address (optional)**



Respondent No: 116

Login: Anonymous

Responded At: Jun 18, 2021 16:00:07 pm

Last Seen: Jun 18, 2021 16:00:07 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

There's an irksome feeling of disrespect that Starlight is grabbing for more than is acceptable or necessary based on the OCP. I'm not opposed to change and renewal, but I dislike the idea that developments need to be bigger and broader.. Victoria-pride should come from valuing open, green and public spaces that demonstrate our love of our Garden City. Long-term, the population of Victoria will stabilize and ultimately decrease, and the City's citizens will be left with aging, empty buildings that shadow our streets. I believe Starlight needs to rethink this proposal and bring it more inline with the Official Community Plan

Q3. **Your Full Name**

Carol Jenkins

Q4. **Your Street Address**

845 Yates Street

Q5. **Your email address (optional)**



Respondent No: 117

Login: Anonymous

Responded At: Jun 18, 2021 23:02:00 pm

Last Seen: Jun 18, 2021 23:02:00 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Please follow the Official Community Plan (OCP) parameters. They have been developed with consultation. I believe those parameters are important to follow.

Q3. **Your Full Name** Fiona Macleod

Q4. **Your Street Address** 207-515 Chatham St, Victoria, BC, V8T 0C1

Q5. **Your email address (optional)**



Respondent No: 118

Login: Anonymous

Responded At: Jun 19, 2021 11:22:12 am

Last Seen: Jun 19, 2021 11:22:12 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I think increasing the density in this area with no amenities will be a huge mistake.

Q3. **Your Full Name** Lance Glenn

Q4. **Your Street Address** 948 Fort Street

Q5. **Your email address (optional)** not answered



Respondent No: 119

Login: Anonymous

Responded At: Jun 19, 2021 14:56:31 pm

Last Seen: Jun 19, 2021 14:56:31 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Megan Dickie

Q4. **Your Street Address**

648 Herald St., Suite 301

Q5. **Your email address (optional)**



Respondent No: 120

Login: Anonymous

Responded At: Jun 20, 2021 02:26:58 am

Last Seen: Jun 20, 2021 02:26:58 am

Q1. What is your position on this proposal?

Other (please specify)

I do not oppose the increasing density in this area, however I oppose the size of the project and expanding quite a bit beyond the Ocp

Q2. Comments (optional)

Hi - We are long time residents of Harris Green, and are seeing it slowly become an absolute nightmare to navigate. While we welcome more rental and houses to Victoria, we ask that the project be reduced to comply with the OCP as a large, over ambitious development like this will create traffic issues, shadows, wind tunnel effects and does not add much public benefit to offset that. Our major concern is that while Council has a wonderful dream of a car-free downtown, the reality is that until we have proper LTR in this city - most of us, and future residents, will need cars to lead our daily life. The density we are creating will create even more of a standstill in the Harris Green neighborhood and can risk us becoming one of those areas people avoid because "they don't want to get into that mess". Please consider a more compliant development with the OCP. They are there for a reason.

Q3. Your Full Name

Daniel Yona

Q4. Your Street Address

1010 View street

Q5. Your email address (optional)



Respondent No: 121

Login: Anonymous

Responded At: Jun 20, 2021 10:54:25 am

Last Seen: Jun 20, 2021 10:54:25 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development plan brings too much density to the area. These huge towers will ruin the heritage style of Victoria downtown.

Q3. **Your Full Name** Jin Li

Q4. **Your Street Address** 608-1029 View Street

Q5. **Your email address (optional)**



Respondent No: 122

Login: Anonymous

Responded At: Jun 20, 2021 11:32:54 am

Last Seen: Jun 20, 2021 11:32:54 am

Q1. What is your position on this proposal?

Other (please specify)

Maximum height of buildings should be 17 storeys. Buildings should be a combination of rental and purchase. Having owner-occupied units adds stability to a building. There should be an adequate amount of green space in this proposal equivalent to that provided by 1010 and 1020 View Street condos. 67% of the people in Victoria have dogs. Dogs need green space to play and poop. People also need green space, not just concrete and pavement. Size of each unit should not be smaller than 950 sq ft. Having developers put up super small units might work for a short time for a single person, but people need spaces large enough to hold two people or even a family. There should be a parking spot for each condo unit. You cannot have 1500 units with little or no parking. It will make our downtown crowded and full of problems with people having to find somewhere else to store a vehicle. People of all ages live downtown. Even those with just bikes have visitors with cars that need to be accommodated. Electric cars are becoming more popular, there should be an electrical plug-in at each parking spot.

Q2. Comments (optional)

Please do not allow our downtown to become unpleasantly crowded with small spaces to live, not enough parking, not enough green spaces. We have a lot of problems downtown. Having developers charge a maximum rent for a small space does not allow renters to save up to purchase a condo or home of their own one day. Please think long term not just short term for our City.

Q3. Your Full Name

Barbara McDougall

Q4. Your Street Address

203, 1020 View Street

Q5. Your email address (optional)



Respondent No: 123

Login: Anonymous

Responded At: Jun 20, 2021 11:42:14 am

Last Seen: Jun 20, 2021 11:42:14 am

Q1. What is your position on this proposal?

Other (please specify)

I've filled out my opinion in a previous form but hadn't completed my address below. Please attach. Thank you.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Rhoda Barbara McDougall

Q4. Your Street Address

203 1020 View St V8V 4Y4

Q5. Your email address (optional)



Respondent No: 124

Login: Anonymous

Responded At: Jun 20, 2021 14:13:36 pm

Last Seen: Jun 20, 2021 14:13:36 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Where's the amenities? Why not wait for approval until you're ready to break ground? Why so dense? Why are you wanting to build huge skyscrapers that do not fit the character of Victoria? Why are we not looking at affordable housing? Affordable meaning affordable for people making less than 50k per household.

Q3. **Your Full Name** Joseph Sinkwich

Q4. **Your Street Address** 760 johnson St

Q5. **Your email address (optional)**



Respondent No: 125

Login: Anonymous

Responded At: Jun 20, 2021 16:24:22 pm

Last Seen: Jun 20, 2021 16:24:22 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am against the height increase of this development. In order to create a vibrant and attractive community/neighbourhood, building heights need to be capped. As well, landscaping, and community spaces must be incorporated.

Q3. **Your Full Name** Hanna Verhagen

Q4. **Your Street Address** 989 Johnson St

Q5. **Your email address (optional)**



Respondent No: 126

Login: Anonymous

Responded At: Jun 20, 2021 21:41:57 pm

Last Seen: Jun 20, 2021 21:41:57 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development should be rejected. The City needs to stop allowing excessively large developments such as the one being proposed here. The area is currently becoming overly congested and the proposed development will exasperate this problem. The overdevelopment of the downtown is degrading Victoria. Stop the facilitating the overdevelopment, and require the developers to work within the current zoning and community plan.

Q3. **Your Full Name** Ronald Bell

Q4. **Your Street Address** 1005 Pentrelew Pl

Q5. **Your email address (optional)** not answered



Respondent No: 127

Login: Anonymous

Responded At: Jun 21, 2021 08:16:07 am

Last Seen: Jun 21, 2021 08:16:07 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Increase density to allow more people live downtown - provide more rental accommodation - the City businesses need help.

Q3. **Your Full Name** David Martin Craig

Q4. **Your Street Address** 1240 Oxford Street

Q5. **Your email address (optional)** not answered



Respondent No: 128

Login: Anonymous

Responded At: Jun 21, 2021 08:16:56 am

Last Seen: Jun 21, 2021 08:16:56 am

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

It's time we embrace height and allow for more density in thoughtfully planned developments like this. This development will supply apartment units in a market that is drastically underserved. I like the plan for an urban plaza/amenity for the community and welcome the new retail shops - retailers don't just sell products, they build communities and bring people together!

Q3. **Your Full Name**

Ross Marshall

Q4. **Your Street Address**

1026 Fort Street

Q5. **Your email address (optional)**



Respondent No: 129

Login: Anonymous

Responded At: Jun 21, 2021 09:25:51 am

Last Seen: Jun 21, 2021 09:25:51 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I think this is a brilliant new concept/design and would fit the neighborhood perfectly. It would completely rejuvenate the Harris Green area, while providing much needed housing as well as commercial. I can see zero reason why this proposal should not move forward.

Q3. **Your Full Name** Cameron M Cooper

Q4. **Your Street Address** 8-50 Dallas Road

Q5. **Your email address (optional)**



Respondent No: 130

Login: Anonymous

Responded At: Jun 21, 2021 09:41:36 am

Last Seen: Jun 21, 2021 09:41:36 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Luke Mills

Q4. **Your Street Address** 710 Redbrick Street

Q5. **Your email address (optional)** not answered



Respondent No: 131

Login: Anonymous

Responded At: Jun 21, 2021 11:31:22 am

Last Seen: Jun 21, 2021 11:31:22 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I am a resident of downtown Victoria living on Johnson Street. I am opposed to this development as proposed. Why is it that each successive development in Victoria receives approval to go taller and with more density? This is Victoria not Vancouver or Chicago. Let's keep the character of our community. Victoria Council should not be in the business of helping developers make huge investment returns after acquiring large parcels of land in the downtown core. I repeat 'town'. We want to remain a community. There has been never ending construction of towers over the past few years in the Yates/Johnson Street areas; the Bay property development; and more development coming on Blanshard and other areas. Let's take a breather. At very least restrict buildings to 15 floors and reduce density. More green space please.

Q3. **Your Full Name**

Ian Munroe

Q4. **Your Street Address**

760 Johnson St

Q5. **Your email address (optional)**

not answered



Respondent No: 132

Login: Anonymous

Responded At: Jun 21, 2021 12:44:59 pm

Last Seen: Jun 21, 2021 12:44:59 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We desperately need more housing in Victoria, and this would be a great step towards that.

Q3. **Your Full Name** Mark Stephenson

Q4. **Your Street Address** 303-1500 Elford Street

Q5. **Your email address (optional)**



Respondent No: 133

Login: Anonymous

Responded At: Jun 21, 2021 14:17:01 pm

Last Seen: Jun 21, 2021 14:17:01 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The development will negatively impact the value of existing properties as well as impact the view and brightness of existing properties. Additionally, a tall building over 21 stores doesn't fit the landscape of touristic city such as Victoria. If Victoria turns into a spread urban skylines type of city it might impact our tourism, local business and current property owners. Any development should keep the current landscape with no more than 4 stores.

Q3. **Your Full Name** Flavia Guarnieri

Q4. **Your Street Address** 838 Broughton Street

Q5. **Your email address (optional)**



Respondent No: 134

Login: Anonymous

Responded At: Jun 21, 2021 14:21:08 pm

Last Seen: Jun 21, 2021 14:21:08 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

On additional on damaging the landscape, view and value of current properties, it would overload the traffic and parking in the area. The area is currently pretty residential and quiet, and this development would highly impact the neighborhood. I recently brought a unit in the neighborhood and will feel highly impacted by the new development.

Q3. **Your Full Name**

Flavia Guarnieri

Q4. **Your Street Address**

838 Broughton St.

Q5. **Your email address (optional)**



Respondent No: 135

Login: Anonymous

Responded At: Jun 21, 2021 14:51:24 pm

Last Seen: Jun 21, 2021 14:51:24 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Much too high a density. Lack of enforceable consequences for developers who bend the rules and for councillors who follow the scripture of change for change's sake. There is a total lack of aesthetic planning. Victoria has become an ugly conglomeration of 10-20 story cookie cutter, perfectly square towers with the cliché modernist look. It looks hideous from up above and from ground level. Our current council is doing more damage than good. I strongly oppose the over-riding of existing guidelines to appease certain people's distorted visions of what the Victoria downtown community should look like: a teeny version of Seattle, Portland, or Vancouver: but without an overall design or an adherence to a master plan. Shame on us for allowing this.

Q3. **Your Full Name**

Michael Boyle

Q4. **Your Street Address**

603/1033 Belmont Ave

Q5. **Your email address (optional)**



Respondent No: 136

Login: Anonymous

Responded At: Jun 21, 2021 15:56:59 pm

Last Seen: Jun 21, 2021 15:56:59 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too high, too dense, too few public amenities

Q3. **Your Full Name** Eric Mayes

Q4. **Your Street Address** 118 Ladysmith Street

Q5. **Your email address (optional)** not answered



Respondent No: 137

Login: Anonymous

Responded At: Jun 21, 2021 16:54:21 pm

Last Seen: Jun 21, 2021 16:54:21 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

High density development is not needed downtown. 32 floor towers just not how our city should proceed. Congestion. Is drawing people to avoid downtown. Urban planning should invest in transportation, not more density causing gridlock let's learn lessons!! Developers look at \$\$ let's carefully look at how our city develops. We're Not Yaletown Portland USA has wonderful transportation and small city development, more consult needed. I vehemently oppose this development.

Q3. **Your Full Name**

Eileen Bennett

Q4. **Your Street Address**

493-1436 Harrison st

Q5. **Your email address (optional)**



Respondent No: 138

Login: Anonymous

Responded At: Jun 21, 2021 16:59:05 pm

Last Seen: Jun 21, 2021 16:59:05 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The open grassy area in the green space should be flat, clean and well maintained.

Q3. **Your Full Name** Ryan Taylor

Q4. **Your Street Address** 989 Johnson St

Q5. **Your email address (optional)** not answered



Respondent No: 139

Login: Anonymous

Responded At: Jun 21, 2021 23:25:35 pm

Last Seen: Jun 21, 2021 23:25:35 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

We need more truly affordable housing which this will not provide. The height of buildings in the city are already getting out of hand. Victoria is losing its character and beginning to look like every other city. Developments like this push out small, local businesses.

Q3. **Your Full Name** Nance Thacker

Q4. **Your Street Address** #38-74B Dallas Rd, Victoria, B.C.

Q5. **Your email address (optional)** not answered



Respondent No: 140

Login: Anonymous

Responded At: Jun 22, 2021 05:50:58 am

Last Seen: Jun 22, 2021 05:50:58 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Scale is way out of proportion for neighbourhood. We are a medium sized city not a large one. With few public amenities this plan will feel like a maze of cold dark tunnels between buildings. Green it won't be!

Q3. **Your Full Name** Carolyn Zyha

Q4. **Your Street Address** 415 Superior St

Q5. **Your email address (optional)** not answered



Respondent No: 141

Login: Anonymous

Responded At: Jun 22, 2021 07:25:23 am

Last Seen: Jun 22, 2021 07:25:23 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I do not support the height of the buildings. Yes, there is a need for more housing in Victoria but not at any cost.

Q3. **Your Full Name** D. Hull

Q4. **Your Street Address** 36 Government Street

Q5. **Your email address (optional)** not answered



Respondent No: 142

Login: Anonymous

Responded At: Jun 22, 2021 10:31:39 am

Last Seen: Jun 22, 2021 10:31:39 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Scale is not appropriate for Victoria.

Q3. **Your Full Name**

Narissa Chadwick

Q4. **Your Street Address**

143 St. Lawrence Street

Q5. **Your email address (optional)**



Respondent No: 143

Login: Anonymous

Responded At: Jun 22, 2021 10:48:03 am

Last Seen: Jun 22, 2021 10:48:03 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Follow the OCP, you will destroy downtown with trying to turn our city into Yaletown

Q3. **Your Full Name** Doug Hensby

Q4. **Your Street Address** 204-534 Yates St

Q5. **Your email address (optional)**



Respondent No: 144

Login: Anonymous

Responded At: Jun 22, 2021 10:51:36 am

Last Seen: Jun 22, 2021 10:51:36 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Oppose this proposal as it violates the need to comply with Victoria's Official Community Plan, which was enacted after significant research and consultation. It puts the interests of developers over liveability & quality of life for Victoria residents. Victoria lacks transportation & essential government support service infrastructure required to support this level of population concentration. This proposal which would be more appropriate for a city such as Vancouver or Toronto.

Q3. **Your Full Name** Jacqui Balfour

Q4. **Your Street Address** 534 Yates Street Victoria

Q5. **Your email address (optional)** not answered



Respondent No: 145

Login: Anonymous

Responded At: Jun 22, 2021 14:44:42 pm

Last Seen: Jun 22, 2021 14:44:42 pm

Q1. **What is your position on this proposal?**

Other (please specify)

These buildings are too high for a small city.

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Darlene Gyles

Q4. **Your Street Address**

1139 Jolivet Crescent

Q5. **Your email address (optional)**

not answered



Respondent No: 146

Login: Anonymous

Responded At: Jun 22, 2021 15:32:31 pm

Last Seen: Jun 22, 2021 15:32:31 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** James Murray

Q4. **Your Street Address** 1000 Inverness Rd, Suite 209

Q5. **Your email address (optional)**



Respondent No: 147

Login: Anonymous

Responded At: Jun 22, 2021 15:52:20 pm

Last Seen: Jun 22, 2021 15:52:20 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Marnie Denham-Clare

Q4. **Your Street Address** 1026 Fort St

Q5. **Your email address (optional)**



Respondent No: 148

Login: Anonymous

Responded At: Jun 22, 2021 18:30:59 pm

Last Seen: Jun 22, 2021 18:30:59 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

This is an insanely massive project with huge towers and heavy infrastructure within a small space. This will not only considerably alter the current landscape but also block the view of many residents around. I am for modernization, innovative greener environments and a beautiful downtown Victoria where we can continue to appreciate, be proud of and enjoy our nature in bloom in all seasons... This project will contribute to making the neighbourhood unbreathable and congested with skyscrapers. This is not New York City. There are way more creative developments and concepts in other countries... It's high-time that the City of Victoria and the developers communities work on a more innovative vision and development strategy for such a small town like Victoria (and Greater Victoria). Look how it's being done in other countries and don't just approve that every block in Victoria is gonna be converted in condo building towers. Thank you for the opportunity to provide feedback.

Q3. **Your Full Name**

Hema Paupiah

Q4. **Your Street Address**

302 - 1030 Yates Street

Q5. **Your email address (optional)**



Respondent No: 149

Login: Anonymous

Responded At: Jun 22, 2021 19:00:08 pm

Last Seen: Jun 22, 2021 19:00:08 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Building heights excessive, too much density for this neighbourhood

Q3. **Your Full Name** Gregory Barsalou

Q4. **Your Street Address** 1601-960 Yates Street

Q5. **Your email address (optional)** not answered



Respondent No: 150

Login: Anonymous

Responded At: Jun 22, 2021 19:32:39 pm

Last Seen: Jun 22, 2021 19:32:39 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The Starlight Investment proposal for Harris Green must not be allowed. 1. The constructing of high rise concrete and steel buildings is a huge carbon footprint. 2 Harris Green is currently a people friendly area very accessible from Fairfield and downtown. Turning it into a concrete nightmare is regressive as this proposal is not human scale at all. It looks like a prison. Current services will be harder to find in a downtown that many seniors now avoid. Loss of Harris Green as it stands will drive more of us away. 2. Starlight has earned a reputation as one of the biggest reno-viction companies in Canada. They entered Victoria market in 2015/16 and cornered a huge number of apartment units. They then proceeded to take \$1200 two-bedrooms up to \$1850 overnight prior to doing any sort of renovation. Their renovations stretched needlessly over years and left the buildings in shambles the whole time. 3. Other rental firms followed suit and there was a huge spike in cost of renting across the city. They used unscrupulous methods and incurred numerous shut downs form Work Safe BC. How can the city ignore this? 4. This sort of urban expansion in a city with too little ability to handle traffic will only make life here worse. Breaking existing building height restrictions without a referendum is not good leadership! 5. Aesthetically historic Victoria is disappearing and long time residents echo the citizens of Addis Ababa who say, "our city no longer looks like our city." Be careful what you change, tourists can see high rise obscenities in their own cities and may not find ours anything but a hollow imitation of bigger cities in North America. With no uniqueness left what draws the tourist? Downtown already has lost half the businesses that used to be supported by tourism at half or less of the cruise traffic. A bit more high rise and it will lose it all. I strongly support the "NO" vote for this proposal.

Q3. Your Full Name

Gordon Sonmor

Q4. Your Street Address

202 - 1035 Southgate Street

Q5. Your email address (optional)



Respondent No: 151

Login: Anonymous

Responded At: Jun 22, 2021 19:40:18 pm

Last Seen: Jun 22, 2021 19:40:18 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I disagree completely with Starlight's proposed development for Harris Green. What once made Victoria such a liveable city is quickly disappearing under the regime of a development friendly mayor and council. All their green words are being buried below concrete skyscrapers as has Vancouver and Toronto. Through continuing development Victoria isn't even retaining the affordable housing it has. The average cost of a one bedroom apartment per month in Victoria \$1675 with estimated 1523 homeless, Vancouver \$2150.- estimated homeless 3634, Toronto - \$2013 - estimated homeless - 8700 and (homeless figure doesn't include the under housed). BC minimum wage = \$15.20 per hour - full time monthly income = \$2432.00 Someone compared the proposed Harris Green development to colonialism because it is not about people or the environment but displacement and money. I am not against development, I believe it will take greater imagination and less profit motive to fulfill the promise of a more welcoming affordable city than this proposal. After Starlight bought rental property in Victoria 2015/16 they and all other landlords increased rents to 150% of previous level. I don't think their mandate is about making Victoria a more affordable city.

Q3. **Your Full Name**

Jean Sonmor

Q4. **Your Street Address**

202 - 1035 Southgate

Q5. **Your email address (optional)**



Respondent No: 152

Login: Anonymous

Responded At: Jun 23, 2021 12:26:27 pm

Last Seen: Jun 23, 2021 12:26:27 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Reid Maltman

Q4. **Your Street Address** 1137 View Street

Q5. **Your email address (optional)** not answered



Respondent No: 153

Login: Anonymous

Responded At: Jun 23, 2021 13:31:06 pm

Last Seen: Jun 23, 2021 13:31:06 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Starlight Investments is known for being a corporate slumlord. They already own a lot of properties in Victoria. At the rate at which they are buying/building, it won't take before they have too much power in the market. I'm all for building and densifying, but if a single corporate landlord owns so many of these units, then there will be no competitions and prices will continue to be unreasonable. On top of that, the building they are proposing is absolutely massive. The "podium" is too tall which will cause the street to get even less sun. The towers are more than double the height of those towers surrounding it. It'll take away too much sunlight. Right now, it's a beautiful, sunny areas with so many trees! Speaking of the design and trees, this is a good opportunity to build something much greener. I think they should be forced to have a design similar to the Vancouver Green Towers project <https://www.narcity.com/vancouver/vancouver-green-towers-coming-soon-will-be-massive-tree-covered-futuristic-buildings> This is a good opportunity to densify while adding cutting edge architectural features that are good for the environment and beautiful to look at. If the project actually reduces the size of the towers and the "podium" and adds so many trees to its design, then I could change my mind. As it is, we're giving up too much to give more power to a corporation seeking to enforce a monopoly.

Q3. Your Full Name

Jose Javier Gordillo Recinos

Q4. Your Street Address

960 Yates Street. Unit 603. V8V 3M3

Q5. Your email address (optional)



Respondent No: 154

Login: Anonymous

Responded At: Jun 23, 2021 15:25:46 pm

Last Seen: Jun 23, 2021 15:25:46 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development seems to be being rushed through. I know we need housing in Victoria but this is not the type of development that will enhance our downtown.

Q3. **Your Full Name** Susan Buck

Q4. **Your Street Address** 12 - 7751 East Saanich Road

Q5. **Your email address (optional)**



Respondent No: 155

Login: Anonymous

Responded At: Jun 23, 2021 15:43:01 pm

Last Seen: Jun 23, 2021 15:43:01 pm

Q1. What is your position on this proposal?

Other (please specify)

Proposal may meet City requirements and guidelines, however am greatly concerned with demands on infrastructure, vehicle access and egress on View Street and residential parking limitations.

Q2. Comments (optional)

As a resident of the 1000 block, View Street am aware of current parking demands with current properties: Regents Park, Tara and Jukebox. with approx. 650 residents. On street parking is full along 1000 View and filling up along 1100 View. With appx. 334 spaces available at 1045, and 500 suites = appx. 700+ residents, conservatively there could be 100 cars looking for pkg. Our building has 100% pkg. with 10 visitor spaces. Parking spaces are always in demand. This is the reality not expressed in the idealistic 'wishes' of the current City planning. When one adds in the demands for the 900 block, traffic will be totally choked on View Street and on-street parking will be impossible. Adding, conservatively, 2500 residents to the immediate area will further strain existing medical access. Currently there are many who cannot source a medical doctor. This is a crisis that will only get worse. It must be considered. Besides this development, other developments in the immediate area will only add to the infrastructure / parking / medical access strain. Consider the Jawl development at Johnson/Cook/Yates, 1150 Cook and SW corner of View and Vancouver for a start. Do we really want to encourage this density and crowding? We are soon to become a mini-Vancouver, which no one in their right mind wants. What is concerning as well, is allowing an investment firm from Toronto, with investors from who knows where, to develop a large area of Harris Green. The revenue and profit will leave this city. The owners have no vested interest in seeing that rental rates are kept to a fair price, rather, their interest will be to extract as much profit as possible. Combine this with the already extensive rental holdings Starlight possesses in Victoria and there could be concern that rental rates could be unduly influenced, city-wide, by this out of area firm. Does anyone really believe that it is a good idea to have landlord located halfway across the country? This, in an area that the Provincial government sees fit to penalize individuals from other areas of the country with a speculation tax should they choose to invest in the city. What is really galling with this and most all other development in the area is the demand for 'podium style' architecture, where, the building is built right out the sidewalk edge. Take a walk past some of these structures. The human scale is obliterated. The whole environment is concrete, steel and glass, uninviting, uninspiring and totally insulting to the initial and well-loved character of Victoria. Little by little the character of this city is being eroded and replaced by an unsightly urban blight. The tower heights on the 900 block proposal, I believe are too much of an ask. This area is a well documented earthquake zone and heights such as these are a danger. Further, if a 32 storey tower is approved, what follows? We are not in a geological area that can support such structure. I am sure Starlight will work well within the demands of the city and, of course, will try to have exceptions made to it's advantage. I have no issue with that. What I do have issue with is the lack of concern this city has with the real experience of those residing in Harris Green, as outlined, briefly, above. It is time to take stock of the realities of where we live and how and not with idealized visions of what should be. 30

Q3. Your Full Name

Sean Patrick Lanman

Q4. Your Street Address

603 1020 View Street, Victoria BC V8V 4Y4

Q5. Your email address (optional)



Respondent No: 156

Login: Registered

Responded At: Jun 23, 2021 15:43:56 pm

Last Seen: Jun 23, 2021 22:00:50 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

As in so many very livable European cities, I believe Victoria should pursue a policy of medium density in urban settings. Starlight's proposed size and style is not appropriate for Victoria. It is appropriate for major cities foolishly pursuing high density development, such as Vancouver or Hong Kong. I want the city of Victoria to tell Starlight to instead propose a suitable medium density solution for those properties or sell them to somebody who will.

Q3. **Your Full Name**

Rudolf Bijons

Q4. **Your Street Address**

2 - 1265 Haultain Street

Q5. **Your email address (optional)**



Respondent No: 157

Login: Anonymous

Responded At: Jun 23, 2021 20:31:12 pm

Last Seen: Jun 23, 2021 20:31:12 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Would be great to have this infrastructure update for our neighborhood

Q3. **Your Full Name** Paul Hanson

Q4. **Your Street Address** 1410 Elford St.

Q5. **Your email address (optional)**



Respondent No: 158

Login: Anonymous

Responded At: Jun 23, 2021 20:52:03 pm

Last Seen: Jun 23, 2021 20:52:03 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The planned building at 903, 911 are too high! !! And thus make this area very very crowded.

Q3. **Your Full Name** Baojiu KANG

Q4. **Your Street Address** 960 Yates

Q5. **Your email address (optional)** not answered



Respondent No: 159

Login: Registered

Responded At: Jun 23, 2021 22:18:45 pm

Last Seen: Jun 24, 2021 04:28:39 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The City needs to push for more public amenities including more open space, landscaping, trees, etc. Do not be swayed by car centric opposition calling for more parking and concerns over traffic congestion. I would like to see an accelerated timeline for construction to reduce impact on neighbours.

Q3. **Your Full Name** CM

Q4. **Your Street Address** 1030 Yates Street

Q5. **Your email address (optional)** not answered



Respondent No: 160

Login: Registered

Responded At: Jun 23, 2021 21:46:05 pm

Last Seen: Jun 24, 2021 04:44:44 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Trisha Lees

Q4. **Your Street Address** 1435 Richardson Street

Q5. **Your email address (optional)** not answered



Respondent No: 161

Login: Anonymous

Responded At: Jun 24, 2021 07:02:19 am

Last Seen: Jun 24, 2021 07:02:19 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Greatly needed addition to our community.

Q3. **Your Full Name** Chris Barrington Foote

Q4. **Your Street Address** 156 Cambridge St

Q5. **Your email address (optional)** not answered



Respondent No: 162

Login: Anonymous

Responded At: Jun 24, 2021 07:04:55 am

Last Seen: Jun 24, 2021 07:04:55 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This seems like the right location for affordable housing

Q3. **Your Full Name** Deirdre A Campbell

Q4. **Your Street Address** 1217 May Street

Q5. **Your email address (optional)**



Respondent No: 163

Login: Anonymous

Responded At: Jun 24, 2021 07:35:45 am

Last Seen: Jun 24, 2021 07:35:45 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I believe we need to find areas where we are comfortable increasing density, and decreasing the need for driving. In that regard, I am in favor of building up not out, within reason. I believe a vibrant downtown, well thought out with residences and supporting levels of shopping & services, is a positive growth for our downtown core.

Q3. **Your Full Name** Bill Lewis

Q4. **Your Street Address** 619 Courtney Street

Q5. **Your email address (optional)** not answered

**Respondent No:** 164**Login:** Anonymous**Responded At:** Jun 24, 2021 07:36:25 am**Last Seen:** Jun 24, 2021 07:36:25 am**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

I believe in responsible development of communities. The city of Victoria has had a density plan for the Harris Green area for many years but it seems they have forgotten how to follow a map. The last four years has seen more than seven towers built in a three block area, some pressed up against each other, and more currently under development. Much more density but no improvements in essential services to service this increase in population as crime and vandalism skyrocket. The green space mentioned in this project will be privately owned and will most likely be sporting security fencing in a matter of time like most buildings in this area now. The building heights have gone from 12, to 14, to 21 and now a proposal of 32 stories. It seems we have no height restriction any longer just what the next developer proposes. This project is much too large. The towers are more than twice the height of most of the existing buildings. I feel for the existing residential buildings that are being completely boxed in and consumed by development. Why can't the podium height be raised and the tower height lowered. If the City of Victoria is changing the plan why don't they start to push out into other areas surrounding Harris Green with towers. Start to raise the heights of buildings in areas that still have a four and six height restriction and push them up to 10 or 12. Many of the small businesses will not be able to afford to come back into the commercial space which is unfortunate. They are what makes this a neighbourhood. City of Victoria you are losing the sense of community that you speak of so often.

Q3. Your Full Name

Debra Nelson

Q4. Your Street Address

845 Yates St

Q5. Your email address (optional)

not answered



Respondent No: 165

Login: Anonymous

Responded At: Jun 24, 2021 07:40:30 am

Last Seen: Jun 24, 2021 07:40:30 am

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

Purpose-built rental is the most secure form of rental housing and a critical housing typology for diverse and dynamic communities. A project of this nature will ensure secure rental homes in this structure for the next 60+ years. While the initial rents due to high construction and material costs are unlikely to be "affordable" to all members of the community, they will represent good value for many in the community who are having difficulty finding secure rental housing for their families. Today's more affordable purpose-built rental housing was a new build at one point. That is the normal continuum of purpose-built rental housing. To say no to this project today or create unreasonable barriers to negate its financial viability would be a dereliction of this Council's duty to the community today and for decades to come.

Q3. **Your Full Name**

David Hutniak

Q4. **Your Street Address**

1210 - 1095 West Pender Street

Q5. **Your email address (optional)**



Respondent No: 166

Login: Anonymous

Responded At: Jun 24, 2021 07:50:49 am

Last Seen: Jun 24, 2021 07:50:49 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need the housing stock and density and Harris Green is where it was planned to go. No one anticipated the growth we have had in Victoria and we will continue to grow whether people like it or not. We need workers and they need a place to live at all income levels. This project provides a healthy mix of product ranges for current and future residents of the city.

Q3. **Your Full Name** Keith Barbon

Q4. **Your Street Address** 450 Swift Street

Q5. **Your email address (optional)**



Respondent No: 167

Login: Anonymous

Responded At: Jun 24, 2021 10:25:44 am

Last Seen: Jun 24, 2021 10:25:44 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I am strongly opposed to increasing heights from the current zoning to 21 - 32 storeys, one reason being the increase in the height of each storey over recent years. One case in point being the Jukebox building on View St; this building is nine storeys, yet it appears to reach to approximately the same height as eleven storeys of the Regents Park building across the street. Allowing 32 storeys, or even 21 storeys would be too much. Such tall buildings in this neighbourhood would not only create substantial shadow during all hours of the day, but would, in my opinion, put us on the path to looking like any other sky-scraper-filled city in North America, which I don't see as a benefit. Victoria is a lovely and distinctive city, protective of green spaces and heritage. I find it abhorrent that the 'bigger is better' mentality is overtaking long-held values.

Q3. **Your Full Name**

Beverly Martin

Q4. **Your Street Address**

1020 View Street

Q5. **Your email address (optional)**



Respondent No: 168

Login: Anonymous

Responded At: Jun 24, 2021 10:50:26 am

Last Seen: Jun 24, 2021 10:50:26 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Ann Squires Ferguson

Q4. **Your Street Address** 1226 Queens Ave

Q5. **Your email address (optional)**



Respondent No: 169

Login: Anonymous

Responded At: Jun 24, 2021 10:50:50 am

Last Seen: Jun 24, 2021 10:50:50 am

Q1. **What is your position on this proposal?**

Other (please specify)

My issue is hight...the building would be too tall for Harris Green

Q2. **Comments (optional)**

I would appreciate fewer floors....other than that I welcome the change

Q3. **Your Full Name**

Cynthia Hanischuk

Q4. **Your Street Address**

1307-1020 View St Victoria BC

Q5. **Your email address (optional)**



Respondent No: 170

Login: Anonymous

Responded At: Jun 24, 2021 11:23:52 am

Last Seen: Jun 24, 2021 11:23:52 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I support development that will provide rental housing in Victoria and especially in the Harris Green neighbourhood, but I have several concerns about this proposal:

- The lack of a real opportunity for true public consultation. I recognize Covid-19 limited those opportunities but with the PHO restrictions now being lifted, given the magnitude of this development — especially the Quadra block (London Drugs site)— this proposal should go to a true public hearing where the developer is present to answer questions from the public and to explain the proposal in detail. Many people are not comfortable attending Zoom and other types of on-line presentations, or may not have access to computers in order to do that, plus the plans on the Development Tracker are not easy for lay-persons to read and understand. This all severely limits public input into what is probably the largest residential development in our time. For the same reasons, when the proposal goes to council, an in-person hearing should be mandatory, to allow people to address council directly.
- The two developments (Yates and Cook and Yates and Quadra) should not proceed as one approval. Any approval of the Yates and Quadra block (London Drugs site) is premature. Shovels will not go into the ground for several years. Circumstances may change before that happens. Council should give serious consideration whether it is appropriate to bind the City now to such a significant proposal, which may not meet the then-current needs or wants of its citizens when construction actually begins. Once approved, there is no going back.
- The lack of compliance with the OCP. The OCP was well-researched and arrived at with broad public consultation and buy-in. The OCP is in effect a contract between the City, the public, developers, and property owners. While the OCP may need to be reviewed, that review should happen before granting such a huge variation in such an important public document, with such long lasting impacts.
- The height and density are too great for the neighbourhood. All around this site, new buildings are going up – none of which come even close to the height and density proposed for these projects, especially the Quadra block. The height and density of those other projects should set the standard for this project, which were clearly considered ideal for the neighbourhood. Circumstances have not changed substantially, or at all, since those other projects were recently approved.
- Allowing buildings as high as proposed and so well outside of the parameters set for the neighbourhood, only puts money into the developer's pockets and does not serve the City and its residents well. If other developers could build at heights of 16 and 17 stories and still make the profit necessary to support their projects, surely this developer could do the same. For example, the developer of the rental property at the northeast corner at Yates and Cook came to Council and said that at 12 stories, the construction of that project would be profitable. Sacrificing livability for developer's profits does not make good public planning.
- The lack of public amenities being provided: what is being provided is very limited in area and in any event will be privately owned and controlled. Covid-19 has shown us all how important it is to have publicly accessible amenities: a place to sit outside and read a book (without having to buy a coffee), a place to get some fresh air, to meet your neighbours, to share ideas. To bring in this many units into a neighbourhood demands a much more significant contribution to green space and other public amenities.
- Perhaps most importantly, while Victoria has a housing crisis these units will do very little to address affordability. As I understand, there are no below market rent units and this developer will have significant control over the rents to be charged, not just in these buildings but also in many more in the City. It will in effect be able to set the market, at whatever level of profit they chose. This is not affordability and may in actuality cause affordability to become more of an issue. Thank you for giving my concerns true consideration.

Q3. Your Full Name

Dianne Flood

Q4. Your Street Address

101-1020 View Street

Q5. Your email address (optional)



Respondent No: 171

Login: Anonymous

Responded At: Jun 24, 2021 13:50:09 pm

Last Seen: Jun 24, 2021 13:50:09 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

This development is wrong in so many ways. Most of all it harms the mental and physical health of residents; this has been proven in scientific studies on city living conditions and residents health in context to city design. For example, we need to feel sunshine and see blue sky sometimes. And I'm poor, I can't travel to a get-away forest or park, I am stuck here. That's just one reason this is bad. Furthering corporate hubris and power along with capitalist greed are two more reasons this is bad. ALSO, the city's feedback system on this is USELESS. I stood with a sign on the street on Yates, about this development issue, and of the 20+ people I spoke to in a couple of hours, almost all of them knew NOTHING about this development. Your publicity sucks. Also, this 'survey' I'm doing now, here, was super difficult to find. Most people would get lost and give up on giving feedback... I wonder who's side is the city on: money or people? From where I stand, it seems bald-faced obvious.

Q3. **Your Full Name**

David Brownridge

Q4. **Your Street Address**

911 - 865 View Street.

Q5. **Your email address (optional)**



Respondent No: 172

Login: Anonymous

Responded At: Jun 24, 2021 17:16:26 pm

Last Seen: Jun 24, 2021 17:16:26 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The applicant proposes the construction of a monstrosity in the middle of Harris Green that would irreparably damage the character of the neighborhood. They ask for 32 story buildings, 10 stories higher than anything else in the area and 19 stories higher than zoned. One can only conclude that they are laughing at the city of Victoria approval process, and expect to to be turned down, then come back with a compromise 26 story plan showing how much they are concerned by the overwhelmingly negative response to their proposal. This development must be rejected with criticism also on their lack of respect for the neighborhood.

Q3. **Your Full Name**

Ole Hindsgaul

Q4. **Your Street Address**

611- 845 Yates

Q5. **Your email address (optional)**



Respondent No: 173

Login: Anonymous

Responded At: Jun 24, 2021 17:44:25 pm

Last Seen: Jun 24, 2021 17:44:25 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Jason Binab

Q4. **Your Street Address** 101-960 Yates Street

Q5. **Your email address (optional)**

**Respondent No:** 174**Login:** Anonymous**Responded At:** Jun 24, 2021 18:45:14 pm**Last Seen:** Jun 24, 2021 18:45:14 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

The original scope of this project was three buildings. Two buildings in the 900 block of Yates St. One building 25 stories the other building 21 stories. While the third building in the 1000 block of Yates St. That building being 19 stories. I wasn't in favour of that original proposal. As it did not conform to the Harris Green OCP (Official Community Plan) developed by the city. And spoke my piece about it. At a city council meeting at city hall. Due to the height of all three proposed buildings being higher than the maximum height laid out in the Harris Green OCP. Of a maximum of 17 stories. Now with this new proposal by the developer. The scope and density of the project instead of being revamped to conform to the Harris Green OCP. The developer now wants a zoning change. To build five buildings instead of the original three buildings. That one building of the five buildings. Will be close to double the maximum height allowed of 17 stories. As laid out and defined by Victoria City council in the Harris Green OCP. With building heights varying from 21 to 32 stories. All well above the legislated height of 17 stories in the OCP for the area. If this proposed project is allowed to go ahead. We will have five new buildings in the Harris Green neighbourhood. Working on an occupancy of two people per unit. That would be another 3000 people added to the area. And with sixty percent of those people having vehicles. That's another 900 cars added to the traffic flow in the neighbourhood. The height of the five buildings will greatly reduce the amount of light and sunshine available. Further changing the look, feel and livability of the neighbourhood. Turning this area of Yates St into a cold, dark canyon of concrete and steel. Also the traffic flow in the Harris Green neighbourhood will be greatly taxed. By the increased number of cars brought to the area by the density in this proposed project. The Harris Green neighbourhood just recently absorbed the increased population of two new buildings in the last eighteen months. The Aria in the 900 block of Yates St. And 989 Johnson in the 900 block of Johnson St. Soon we will have the new building at the corner of Johnson and Quadra St. Adding to the congestion on the roads in this part of the city. With two more new buildings now being built in 900 block of Johnson and Pandora Streets. To be finished by 2023. No, I can't give my support to this revised project as defined in this proposal. It doesn't conform to the official community plan for the area of the city. It will impact the livability of the area. By cutting off the sunshine, adding 3000 more people to area. increase traffic, noise and congestion.

Q3. Your Full Name

Dave Weir

Q4. Your Street Address

202 930 Yates St, Victoria, BC

Q5. Your email address (optional)



Respondent No: 175

Login: Anonymous

Responded At: Jun 24, 2021 21:26:58 pm

Last Seen: Jun 24, 2021 21:26:58 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The proposed development is too large, and would impose a huge burden on an already congested and overbuilt area of Victoria. There are numerous new developments within a few blocks of the proposal, and jamming more oversized towers is unwarranted. There are no good reasons to allow this development, and the City should say no to the proposal.

Q3. **Your Full Name**

Alison Heldman

Q4. **Your Street Address**

1005 Pentrelew Place

Q5. **Your email address (optional)**



Respondent No: 176

Login: Anonymous

Responded At: Jun 24, 2021 22:47:39 pm

Last Seen: Jun 24, 2021 22:47:39 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1. I think redevelopment of these sites is a positive initiative, but I am opposed to (a) the height of the towers and (b) the density that is planned. I think all towers should be limited in height to the existing zone maximum heights and densities that are currently applicable to each area, without the need for a new site-specific zone, and with no amendments to the OCP. 2. In terms of the site layout, I think two towers up to a maximum of 30m allowed in zone R48 at 1045 Yates St (Phase 1) would be correct, but within the 900 block, the number of towers, their height and density is too great. Therefore, I think only 2 towers should be permitted in this block and not 3, with a much larger public open space between them. 3. The towers on the 900 block should be built to a height that is more in context with the buildings that currently surround that site, and as I say, stay within the current maximum zone heights permitted. This would allow a tower on the 'Market on Yates' site be built to a height of 49m (zone R9) with a step down to a tower of 38m on the London Drugs sites area (zone R5). 4. Having the tallest tower towards Quadra St, and not stuck right in the middle of the 900 block would be a much better design. 5. The phrase 'sensitive transitions' is common amongst much of the City development policies and objectives. These proposals based on their planned height and density are not sensitive transitions whatsoever in the 900 block, but reducing the number of towers to two, and reducing heights as I have suggested will be a much smoother transition and fit within the context created by the surrounding buildings. 6. I like the fact that the towers have a slimmer profile where they face Yates or View St, but all the towers planned are identically bland, boring and look like commercial offices. To allow these is a significant missed opportunity for some very interesting architecture, to design each one with its own unique appearance and character. 7. I am opposed to creating hundreds of tiny 1- and 2-bedroom units, when I think that larger 2 bed plus den and 3-bedroom units are what the City really needs. This will give the space for couples to start families and be able to have the space to live and stay for a while, with an affordable rent to pay, as getting into the local housing market is incredibly difficult and very expensive. The real estate market in the last year has shown that people do not want to live in tiny 1- and 2-bedroom apartments, they want space and light and many actually want to move away from Downtown neighbourhoods to outside the urban core. 8. The population growth trend is clear, but why does the Downtown core need to accommodate the largest share of this growth? Why cannot the growth be shared around Saanich, Oak Bay and Esquimalt and other areas rather than trying to cram so many people into a highly densely populated City already. If these 1500 units accommodate say 2200 people, I just cannot see that there will be 2200 new jobs being created in the Downtown core to support them (on top of all the other thousands of apartments and condos recently built, in progress or already approved.) 9. Our building (960 Yates St) is located directly opposite the development site. Residents will have to endure 3 or 4 years living right opposite a huge construction site, and all the noise, vibration, dirt, and dust that this will cause. Some thought and consideration should be given to residents in buildings like ours, and it should not be just dismissed as 'tough luck'. Residents lives will be severely impacted, it will reduce the quality of life for a long period of time, and it may devalue the condos and make them very difficult to sell during the construction period. I would like to see it a condition for a developer to make an annual contribution to the strata council for each year of development towards the costs of managing, maintaining, and cleaning the building, to reduce strata fees for residents, and cover additional costs such as window cleaning which may need doing every 3 months during the construction period.

Q3. Your Full Name

Andrew Hinge

Q4. Your Street Address

1702-960 Yates St, Victoria, BC, V8V 3M3

Q5. Your email address (optional)



Respondent No: 177

Login: Anonymous

Responded At: Jun 24, 2021 22:49:29 pm

Last Seen: Jun 24, 2021 22:49:29 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Anduena Druga

Q4. **Your Street Address**

1702-960 Yates St, Victoria, BC, V8V 3M3

Q5. **Your email address (optional)**



Respondent No: 178

Login: Anonymous

Responded At: Jun 25, 2021 01:05:31 am

Last Seen: Jun 25, 2021 01:05:31 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I have provided my comments in a separate document. This development is totally inappropriate: I agree with the ADP conclusions about it.

Q3. **Your Full Name** Elizabeth Keay

Q4. **Your Street Address** 1021 Pendergast St.

Q5. **Your email address (optional)** not answered



Respondent No: 179

Login: Anonymous

Responded At: Jun 25, 2021 09:29:30 am

Last Seen: Jun 25, 2021 09:29:30 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more places for people to live. I have not reviewed the unit sizes but if there are not 2-3 bedrooms on the lower floors to keep the cost down they should think about adding some for family. However that may not be for the 1st tower. I want the streets to be full of people walking and biking not driving in from out of downtown.

Q3. **Your Full Name** Daniel Smith

Q4. **Your Street Address** 401-845 Johnson St

Q5. **Your email address (optional)**



Respondent No: 180

Login: Anonymous

Responded At: Jun 25, 2021 13:48:42 pm

Last Seen: Jun 25, 2021 13:48:42 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Finally some progress. We should densify our area to increase supply. If not, housing prices will be high and unaffordable.

Q3. **Your Full Name** Benjamin Lim

Q4. **Your Street Address** 819 Yates St

Q5. **Your email address (optional)**



Respondent No: 181

Login: Anonymous

Responded At: Jun 25, 2021 14:21:09 pm

Last Seen: Jun 25, 2021 14:21:09 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

More density is how we create an economically vibrant and amenity rich downtown core. I am thankful that Startlight is bringing their experience to our community, has recognized the need for density and is making a bold move to design for what is viable in the long term for such a key location and site size.

Q3. **Your Full Name** Elizabeth J Mears

Q4. **Your Street Address** 770 Figgard Street & 1024 Meares Street

Q5. **Your email address (optional)**



Respondent No: 182

Login: Anonymous

Responded At: Jun 25, 2021 18:14:25 pm

Last Seen: Jun 25, 2021 18:14:25 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I am concerned that the project will fundamentally change the form and character of the Harris Green neighbourhood and of downtown Victoria in general. It significantly exceeds the Official Community Plan (OCP). Although I support increasing Victoria's rental housing stock, equally important is the need to comply with the OCP, which was enacted after significant research and public consultation and should be the blueprint for all developments. I am concerned that Downtown Victoria is increasingly becoming viewed as the default for "solving" Victoria's density challenges, and there is an increasing number of applications that ask for exceptions and dilution of the OCP to developers, without adequate meaningful concessions that benefit the neighbourhood. Collectively, these serve to undermine the overall Downtown character.

Q3. **Your Full Name**

Stephen Wellington

Q4. **Your Street Address**

403-595 Pandora Avenue; Victoria BC; V8W 1N5

Q5. **Your email address (optional)**