

I am a twenty year resident owner in the Harris Green and was shocked and saddened to learn of the proposed development of the 900 block between Yates and View.

That block is the absolute heart of our community with 16+ stores and services, offices and condos and of course the two anchor stores, London Drugs and the Market.

At a recent Open House, the developer would not say which - if any - of the stores would remain, only that the building would be beautiful with perhaps a water feature! We do not need another tower filled with unaffordable units.

We already have 4 new towers (only one finished to completion) and 5 more planned - 4 in the 1000 block of Johnson and 1 on the former 7th Cad lot.

The present buildings are not in disrepair - The Market is 20 years old - The condos on the S.E corner less than that.

I believe that the interests and needs of an established, thriving and vital community should take precedence over those of a developer who would destroy Harris Green.

June Smith - 404-1015 Johnson St.

Lucas De Amaral

From: Glenn R Harrington [REDACTED]
Sent: November 28, 2019 6:47 PM
To: Victoria Mayor and Council
Cc: landuse@victoriadra.ca
Subject: 900 Block + 1033-1045 Yates St: opposition to development proposal - noise pollution

Categories: Awaiting Staff Response

To Victoria's Mayor and Council:

I oppose the CitySpaces/Starlight development proposal for the 900 block + 1033-1045 Yates St. On the basis of noise pollution alone, I ask you to reject the proposal outright.

The proposal requires the completely unnecessary demolition of all existing buildings on the 900 Block of Yates St, including those occupied by London Drugs, Pizza Hut, the walk-in clinic, Market on Yates, Pewter Graphics, Frontrunners, and Harris Green Liquor Express, plus, on the next block, the car dealership facing Cook St.

The demolitions would inevitably involve ongoing noise: from the break-up of concrete, metal, and glass to the ripping-up of asphalt and the removal of trees and bushes. Moreover, the ongoing operation of heavy equipment – from jackhammers to dump trucks – would create a most unwelcome cacophony day after day for far too long.

After the noise of all that unnecessary destruction, the planned construction would involve its own cacophony: drilling and blasting rock plus the whistle to signify each explosion, months of noise from heavy equipment from concrete trucks to cranes, trucks delivering materials, and the banging and whirring noises of construction workers using tools and machines.

All that to replace one bunch of concrete, metals, and glass – the buildings now in use there - with a different bunch of concrete, metals, and glass – the buildings proposed.

I have lived and worked in the vicinity of the proposed Harris Green development, except for 10 months in Nanaimo, since 1995. Thus, I know that everything on the 900 block of Yates St has character and contributes to the social and economic vivacity of the city. Nothing there requires demolition and replacement. It's all good as-is.

I remember the noise when the building now occupied by Frontrunners and residents in the housing above was constructed. Particularly, a piledriver operated for hours a day, day after day for weeks: continual bang, bang, bang, bang before the foundation could be completed and the building constructed above.

As the City is likely aware, structures at all four corners at the intersection of View and Vancouver streets have required remediation; re-paving asphalt at the north-east corner, for example. The small parking lot at the south-west corner continually shows cracking and sagging despite patching. It is said that much of View St rests above a former stream-bed. Even if that is not the cause, what could this mean for the likelihood of more noisy piledriving if the CitySpaces/Starlight development proposal were to proceed? Life would be better without noisy, unnecessary piledriving.

Victoria has no need for the proposed CitySpaces/Starlight development of the 900 block + 1033-1045 Yates St. Victoria has no need of the on-going, unnecessary noise it would bring, diminishing quality of life in the vicinity day after day from the onset of demolition to the completion of construction.

Please do not approve that proposal in any form.

Thank you.

- Glenn R Harrington

Victoria, BC, Canada

Lucas De Amaral

From: Glenn R Harrington [REDACTED]
Sent: November 28, 2019 7:45 PM
To: Victoria Mayor and Council
Cc: 'landuse@victoriadra.ca'
Subject: carbon footprint: opposition to development proposal for 900 Block + 1033-1045 Yates St

Categories: Awaiting Staff Response

To Victoria's Mayor and Council:

I oppose the CitySpaces/Starlight development proposal for the 900 block + 1033-1045 Yates St. On the basis of carbon footprint alone, I ask you to reject the proposal outright.

The proposal requires the completely unnecessary demolition of all existing buildings on the 900 Block of Yates St, including those occupied by London Drugs, Pizza Hut, the walk-in clinic, Market on Yates, Pewter Graphics, Frontrunners, and Harris Green Liquor Express, plus, on the next block, the car dealership facing Cook St. The operation of mostly diesel-powered machinery to destroy the buildings and carbon-absorbing greenery, then to carry away the debris would inevitably emit tremendous amounts of CO₂.

After the destruction of buildings, sidewalks, parking lots, and garden plots, similar machinery would then emit enormous amounts of CO₂ in constructing the new development.

All to replace one bunch of concrete, metals, and glass – the buildings now in place - with a different bunch of concrete, metals, and glass – the buildings proposed. Plus new concrete sidewalks, planters, etc.

In case you are already aware of this, allow me to remind you in the context of opposing this proposed development: Concrete production is one of the world's top causes of CO₂ emissions. According to Chatham House, it comprises up to 8% of worldwide human-caused emissions of CO₂.

High CO₂ emissions come from:

1. machines used in mining and transporting its ingredients
2. machines used in grinding and mixing those ingredients
3. *calcination* – the essential chemical process
4. firing kilns that bake it into *clinker* – an intermediate state
5. machines used in cooling, grinding, and mixing clinker into concrete mix
6. machines used in final mixing with water, transporting, and pouring.

CO₂ is a known cause of climate change and global warming – possibly the most fundamental threat to the stability and habitability of the global ecosystem today. While other gases, such as methane, are more potent per measure, the enormous and still-growing emission of CO₂ globally remains a top contributor to the global climate emergency.

The more concrete we produce, the more we contribute to the worsening of the crisis.

I have lived and worked in the vicinity of the proposed Harris Green development, except for 10 months in Nanaimo, since 1995. Thus, I know that everything on the 900 block of Yates St has character and contributes to the social and economic vivacity of the city. Nothing there requires demolition and replacement. It's all good as-is.

Victoria has no need for the proposed CitySpaces/Starlight development of the 900 block + 1033-1045 Yates St. There is no need for the on-going CO₂ emissions it would cause, contributing unnecessarily to the global climate emergency.

Please do not approve that proposal in any form.

Thank you.

- Glenn R Harrington

Victoria, BC, Canada



Lucas De Amaral

From: Jim Lepard [REDACTED]
Sent: December 1, 2019 7:01 PM
To: Victoria Mayor and Council
Subject: Proposed Development 900 Block Yates St and 1045 Yates Street

Sent from [Mail](#) for Windows 10

I strongly object to the proposed development for 900 block Yates St and 1045 Yates St. Harris Green was designed as a village concept. How does building a 25 storey commercial and residential unit complement this vision? Having London Drugs and The Market so close are real conveniences for those who don't drive. Considering the millions spent on bicycle lanes, I thought council would want to encourage people not to use their vehicles.

In addition, there are proposals for 1124 Vancouver St and 941 View St as well as a proposed development for 1309 Cook & 1315 Cook, 1100-1120 Yates St and 109-1115 Johnson St.

Approval of all these projects will make this area a construction zone and have severe impacts on those living in the area.

There are already several construction projects under development in the downtown area (Hudson One and Yates and Quadra to mention two). The area is saturated with construction areas. The downtown core does not have the infrastructure to support more construction.

I do empathize with those who cannot afford a home, but none of these projects are proposed for low-cost housing. The recently completed Jukebox on View and Vancouver lists costs starting at \$310 K – how does that help lower income families?

We need to slow down and consider the impacts of pouring thousands of more people into the downtown area. Once these are built, it is too late to reconsider.

Jim Lepard
904 – 1020 View St

Lucas De Amaral

From: PATRICIA OBRIAN [REDACTED]
Sent: December 2, 2019 10:11 PM
To: Victoria Mayor and Council
Subject: Starlight Properties Proposed Development, 900 and 1045 Yates Street

Dear Mayor and Council

I am a resident of 1020 View Street. I attended a meeting this evening where Starlight Properties gave an overview of the above proposal, which I understand is being considered by the Mayor and Council. I wish to express my concerns about this development for a variety of reasons.

1. The development which will abut 1020 View Street will impact all residents in our building; we will lose views and sunlight. I am aware that the Harris Green neighbourhood has been designated as a high density area; however, buildings of 22 and 25 storeys seem much too high and out of scale for this area. How much density do we really need?
2. These proposed buildings will cause serious problems with vehicle traffic and parking, both during construction and upon completion. Many people in this area use public transport, biking and walking to their workplace and other destinations, but also have a vehicle. There does not appear to be provision for adequate parking for patrons of the commercial tenants. The traffic on View Street has increased markedly on View Street since the construction of the Juke Box condominium building.

This neighbourhood has already experienced a huge increase in population in the past five years, and further projects, i.e. the fire hall and other high-rise buildings, have already been approved. I would respectfully request Council to consider the impact that a project this size will have on the residents of this area.

Yours sincerely,
Patricia O'Brian.

Lucas De Amaral

From: [REDACTED]
Sent: December 6, 2019 1:34 PM
To: Victoria Mayor and Council; landuse@victoriadra.ca
Subject: Construction Project 1000 block Yates landuse (Att: Ian Sutherland)

Good afternoon,

I am writing this response to a recent meeting we had regarding the proposed changes planned for Harris Green between Quadra and Cook. I am not confident the minutes or concerns from this meeting will be passed to the appropriate people.

I have lived in Regents Park Towers at 1020 View Street for 6 years now. In that six years we have had no less than 6 construction projects and cranes that are visible from our Condo. We have been under constant assault (dust, noise) for the whole time we lived here.

Council seems to rubber stamp any construction project for Harris Green. NONE of these new build offer anything remotely affordable for first time buyers.

The Harris Green Plaza is a robust and well used marketplace, containing hair salon, pet store, groceries, used clothing, mail services, fast food options, drug store amongst other things. There is NO need to be allowing an outside developer (Toronto? Really??) to come in and fix what isn't broken. I am completely frustrated by this cities lack of concern over downtown citizens.

Ken Turpin

Technical Services Section | Base Logistics | Canadian Forces Base Esquimalt
National Defence | Government of Canada

[REDACTED]

Section de Services Techniques | Logistique de la base | Base des forces Canadiennes
Défense nationale | Gouvernement du Canada

[REDACTED]

Heather McIntyre

From: [REDACTED]
Sent: December 12, 2019 10:30 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Starlight project between Cook Quadra Yates and View

Att: Ian Sutherland

I am opposed to the present plan for this land.

1) The London drugs area parking lot has many trees.

Most of these projects build their buildings right up to the sidewalk and then plant miserable trees.

2) The buildings should conform to the city's land use plans AND the proposed height is excessive. One building of 17 floors is enough.

3) Most buildings that have been put up lately (except the Jukebox) are ugly and unimaginative. Could we have something more attractive?

4) Considering the climate crisis people are talking about, we should not put up more poorly insulated glass towers.

Bob Sommerhalder
1104-1010 View St
Victoria V8V 4Y3

Heather McIntyre

From: Community Planning email inquiries
Sent: December 13, 2019 8:32 AM
To: Victoria Mayor and Council
Subject: FW: Harris Green Developers

-----Original Message-----

From: [REDACTED]
Sent: December 2, 2019 8:38 PM
To: [REDACTED]
Subject: Harris Green Developers

I just attended a Meeting of Starlight's Development plans for Harris Green. I am an Owner in Regents Park, 1020 View St. and I am very much against the densification of this area. They plan to call their projects, Harris Village. The City Planners can stop the said proposal from Starlight Development. They plan to use View St as the main traffic flow, feeding into Cook St which is already a very busy Street. Parking for the proposed Businesses and extra Residences will further cause immense congestion in this area. Please, please take a serious look at this proposal then you will realize the City will need to make many changes to the road system and that will be a huge undertaking which will seriously affect all the Businesses and Residences in this area.

I don't know if I have contacted the right Dept and if I am wrong I trust this message will be forwarded to the right people.

Sonja Burton,
301 - 1020 View St
Victoria, BC
[REDACTED]

Sent from my iPad

December 15, 2019

To: Mayor and City Council, City of Victoria
To: Ian Sutherland, Community Association Land Use Committee (CALUC)
To: Charlotte Wain, Senior Planner, Urban Design, City of Victoria
To: Wendy Bowkett, Victoria Downtown Residents Association (VDRA)

From: Sue Stackhouse, Regents Park, 302 - 1020 View Street

Re: **Proposed Re-Zoning of 900-block Yates and 1045 Yates, Starlight Investments**

First, my family lived in a rental multi-family development for decades when we came to Canada in the 1960s. We do need more purpose-built rental units in Victoria. I just wish you weren't trying to stuff them ALL into such a compact and already dense area.

I attended two meetings. The first, offered to us by Starlight Investments and held in our building's lounge at 1020 View Street on Mon. Dec 2. The second was the Community Meeting organized by VDRA and CALUC and held at 638 Fisgard on Tues Dec 3. It was good to see Councillor Charlayne Thornton-Joe at that meeting.

I was concerned about the idea of Starlight facilitating a separate meeting the day before the community meeting, especially as the input to that meeting was apparently not being officially recorded by anyone other than Starlight and those working for them! My concern was that many from Regents Park – 1010 and 1020 View Street – would not then attend the “official” meeting the following evening. We had a very good turnout in our lounge on Dec 2, but I only recognized about 8 or 10 people from Regents Park at the subsequent CALUC meeting on Dec 3, so my fears were well founded.

Following are my observations, comments, ideas, kudos and questions over both evenings, in case these were not captured anywhere else:

1. The Community Meeting Notice and the developer both seem to assume that this proposed mixed-use rental development has already been approved for a floor space ratio of 5.5:1 and are seeking to add further density. **Is this true?** I believe the OCP **base** density as shown in the city's Downtown Core Area Plan – Map 15 (Density Bonus System) is actually 3:1 for the areas on the map marked C2 and C3. The developer has not yet revealed to us what percentage of the residential portion of their project will be “Non-Market Rental Housing” (with social housing or with rent geared to income) and what percentage will be “Market Rental Housing”, as described in the City of Victoria OCP, Section 13 – Housing Spectrum. So how could they assume they will be receiving such a HUGE amount of bonus density and yet still be greedy for more? They will be sitting on a gold mine property, in the best area of downtown, with anchor commercial tenants and in a city where the residential vacancy rate is extremely low!
2. We have not been told the **suite size mix** of the proposed “1200 to 1500 residential units” (how many will be Studio, 1 bdrm, 2+ bdrm, etc.) so how can anyone – including city planners and decision-makers – gauge how many people will be living in this new “vertical village”? We deserve a more honest communication around density, expressed in terms of how many people will be added to our increasingly densified Harris Green neighbourhood. How else will the City assure that public and community services for all those extra people will be available (bylaw officers, police at street level, street cleaning and paving, public trash container emptying, etc)?

3. With real density forecasting in mind, I also asked the developer at the CALUC meeting if they were establishing maximum number of residents per unit of specific size and it seems they had not considered doing so! As rents increase people are tempted to sub-let (illegally, perhaps for extra off-the-books income), or to stuff their lower-paid interns/workers into dorm-like setups (which has happened in the past in our building), or to put up thin plywood divider partitions internally to form extra “rooms” (which my niece experienced in Richmond). These types of illegal over-capacity rentals deliberately skirt the requirements of the **Residential Tenancy Act** as the so-called “tenants” all share a single kitchen and living room. This allows illegal sub-let rents to become as high as the market will bear and defeats the idea of income-based subsidies. The renter on the tenant form may only claim a household income of \$X on their tax return, but they are taking in all sorts of informal payments from those living in the suite as their sub-lets. Based on these experiences we have added a maximum number of residents for each of our unit types/sizes into our strata bylaws at Regents Park. I would encourage the City to require the same as part of the Housing Agreement you will draw up with Starlight, to future-proof this development as much as possible from becoming seriously overcrowded in decades to come. Assurances from the Developer or their designated property management companies should not be sufficient. You need to have teeth in your agreements if you are really looking after the interests of ALL residents of Harris Green area, now and many years from now. I hope that you are consulting with those that currently manage the CRD low-income rental housing as they will have many, many useful insights as you continue negotiations with Starlight.
4. I take exception to Starlight Investments constantly reminding us that they are providing this amazing “public space amenity”, the proposed open space between towers, as though it’s strictly from the goodness of their heart and some type of sacrifice. Firstly, it is not a true public space, it is a privately owned, privately controlled space. This is not a park, it is a replacement of an existing and likely required mid-block right of way made slightly wider and with a few extra landscape features and benches. ANY developer wanting to attract commercial tenants and long-term market renters at premiums for those “bonus” upper floors they are seeking would provide the same at ground level regardless. Think of Uptown Mall, for instance, with its grassy space/water feature/benches and trees that sits just outside the entrance to Walmart and is surrounded by other ground level retail and offices above.
5. Speaking of the upper floors. You do realize that these will be rented out at a premium market price, which will already offset the likely small portion of the overall development that will be provided on an affordable basis to renters based on 30% of household income level. That’s one of the main reasons the developer wants the extra height, of course, to maximize the return on the views from such a height and guarantee their height advantage over nearby towers.
6. The **OCP Schedule A – CBD-2 Zone Height Areas Map** shows adjacent properties to the west of the 900-block Yates as having maximum heights of 60 metres (HA-2). I want to know that the City will honour its OCP commitments to height restrictions in the Central Business District as well as along Yates and along View in Harris Green, also as shown in the legal document known as the Official Community Plan.
7. As an aside: *How will anyone deciding how much a household should pay for an affordable rental know how much extra a busker, server, drywaller or taxi driver makes in cash/tips, for instance, and how will that be reflected in “total household income” when not declared to the tax authority? If someone says they made only \$X as a landscaper last year, will there be resources to hire a private*

investigator to spot-check? And what constitutes a “household” for income qualification purposes? I’m not against the idea of “affordable” but I don’t want people that are willing to hide extra income to have a further advantage over those that are honest about their annual income. What if a tech worker only makes \$X for tax purposes, but that student’s parents also wire them large sums of cash to support a blingy Audi? I hate to think how “affordable” could be abused by those with no shame.

8. I asked at the CALUC meeting **if the development proposal had been tested for viability**. What I was getting at was why did they think they needed to squeeze in even more density than they thought they were entitled to. Surely the City should be asking for that type of an analysis to be done by its own capable City staff in cooperation with an independent adviser selected by the City? If not, how do you know that what the developer is likely telling you, they need to add more density, more smaller suites, etc. to be able to make this work financially, is even true? I realize we desperately need more rental housing, but please don’t allow the developer to manipulate you into thinking that if they don’t get everything they want they can not provide rental housing. **Downtown rental in a new building with a 98 walk score is highly desirable these days**, even more than condo ownership, especially for those under 40, and here in Victoria more than just about anywhere else!
9. I also take exception to some of the portrayals in the Starlight presentation, the 70-page PDF found here: [https://harrisgreen.ca/assets/documents/caluc-presentation \(2019-12-03\).pdf](https://harrisgreen.ca/assets/documents/caluc-presentation%20(2019-12-03).pdf) Their PR firm has carefully crafted a presentation that would make anyone not living right next door believe that Starlight is introducing trees, open space, grass, stores and restaurants etc as though we don’t already have those things! One of the owners here described the presentation as “seductive” and it wasn’t intended as a compliment. Please take a good look at the overhead photo entitled “**Context**” on page 3 of that presentation. We already have lots of mature trees around and throughout the 900-block of Yates. There are benches, café tables and buskers and glass-fronted retail and restaurants along Yates, crates of produce and flowers for sale along shopfronts. Also, London Drugs seems to have been portrayed in the Starlight presentation as the demon store with an all-caps “BIG BOX” sign on its front! Our LD store is not typical “big-box” proportions and their portion of the 900-block Yates is not a dead “big box” site, it is already a vibrant and naturally active pedestrian/auto place with an existing walkthrough to View St, grass boulevards on Yates, wide sidewalks, big trees, and seating options.
10. Somewhat deceptively, the Starlight presentation only included shadow studies modelled on June and September. The extremely long shadows of winter and early spring were not shown, intentionally. When asked why they didn’t include those the answer was, “because it would all be dark”. Yes, a 20-to-25 storey proposal casts big, long shadows, but don’t people have the right to be shown the truth and then decide if they still want to live here?
11. At the Regents Park presentation, Starlight was asked about their security plans. The response was that they would likely not be providing 24/7 security as “policing private space is easier”. Our Regents Park site is privately owned, but we have recently had to add overnight Paladin Security patrols due to increased incidence of tenters, human poo piles, urine-drenched bushes, used kits, drug stashes and dealing, thefts and damages. Please ask for specific security provision in your Housing Agreement OR extract an extra annual fee earmarked ONLY for extra VPD policing of Harris Green. (In the UK, developers of large multi-family sites are often required to pass their plans by the local police community liaison for official comment on security and safety improvements to be agreed upon before planning permission is granted. Is that being done here?)

12. Parking. At our meeting on Dec 2 the developer said that parking “may be pay parking”. I don’t know if this has any bearing on the city planner’s recommendations or on approvals by council. They also told us that the City has insisted that all vehicular access to either of the sites **MUST** be from View Street and that there will be NO surface parking, all will be underground. They also said that the diagonal parking on 1000-block Yates Street is likely to disappear. Why would city planners want to remove perfectly good surface parking in an area that desperately needs it?
13. The Community Meeting Notice only told us that the total number of parking stalls will be “**Per Zoning Bylaws Schedule C**”. How can non-planners with busy lives interpret this without anyone at either meeting telling people what the bylaw says or what it requires for this re-zoning proposal? The community meeting notice could have provided a rough estimate of parking stall range based on 1000/1200/1500 units over commercial/retail and split between visitor/delivery/shoppers and resident parking stalls. That would have been helpful and would not have appeared evasive.
14. I asked parking-related questions at both meetings as we did have a marked increase in illegal parking on our common property and in our visitor parking spots once the Jukebox was built on View Street. In a new vertical village of 1000 to 1500 housing units you will have many people that need personal service visits by caregivers, both professionals and family members. Even if residents don’t choose to own a car, their visiting friends and family from afar as well as Amazon or service or appliance deliveries arrive in a vehicle. Caregivers, or anyone required to visit daily, cannot afford the time to search for scarce on-street parking each day, and they can’t be expected to take the bus from client to client. Also, in an all-rental development there may be more move-ins/move-outs than in owner-occupied condos. Please require extra visitor parking and loading spaces (above current requirements) before allowing any re-zoning. You may also want to consider how to handle the huge number of white un-marked package delivery vans and fast-food delivery services that people are using these days. We also assume that any MODO or similar vehicles will have dedicated underground spots in a development of this potential size and will not occupy any more of the street parking.
15. At the first meeting the “podium” was described verbally as about 5 floors. I’ve since come to realize, from counting floors on renderings and from questions asked at the second meeting, that the 5 or 6 residential floors of the podium are on top of the one-and-a-half storey to two-storey commercial space below. I think the developer should try to be more accurate in descriptions as it is likely that most of the street-bordering height will be the equivalent of 8 floors minimum, perhaps more? But those that only attended the meeting at Regents Park will be left with the impression that the street-adjacent parts of the towers will be a total of 5 floors. Seems like a deliberate under-explanation when the developer fully understood the intent of the question: how many storeys from ground level to top of podium.
16. Regents Park residents have to trust the city planners to NOT allow design that would encourage residents of the new adjacent development to the east of us to trespass across the eastern border of our strata property at 1020 View, particularly to prevent them from allowing their dogs to freely run over to our side and relieve themselves on our lawns. This would be a small thing you could do for us, especially given the misery we will be in for 8-10 years. Thanks.
17. I understand that a Construction Management Plan will be submitted to the City. As far as we know, you are still planning on constructing two bike lanes and re-routing traffic patterns and squeezing the car lane widths along Vancouver Street. Perhaps consider holding off on all that until after the destruction/construction phase affecting that 900-block site?

18. The Official Community Plan (OCP) allows for increased height along Yates but not along View. The Starlight re-zoning proposal and tentative siting of towers would put more than the current allowed density into over-height buildings in areas where it is not allowed within the OCP. How can this disregard of the OCP be justified?
19. One of the most dismissive and somewhat arrogant responses given at Dec 3 meeting, I believe it was said by architect D'Ambrosio, was this: "After a certain height the number of stories become irrelevant". Really? I had asked about building height, which wasn't answered. After all, each extra storey could be higher than normal allowance and the actual max building height being requested (in meters) was not on the form sent to each of us as an invitation to the CALUC meeting. If permission is given only based on number of stories then those top floor premium rentals could be built at one-and-a-half normal storey height, with mezzanines or those partly-open-to-the sky workarounds (cheats) that other developers have built recently. Perhaps actual building height measurements should be clarified and made public before re-zoning is considered by council?
20. Someone asked whether the public will have any say in which types of events are held in the open space. The answer was, in part, "I think there will be, but can't tell you the mechanism yet." The only thing I can suggest is, don't allow amplified or drumming events or projections with pulsing images or lights. The OCP did not recommend a live outdoor performance venue for this area, I believe it recommended a public park. And if the zoning for Harris Green does not currently support large outdoor performances, giant movie screens or amplified outdoor music or dance events, please don't consider that now. We have families with little kids living here, older people that have difficulty sleeping, and the tall buildings just amplify and reverberate with sound and reflect light in every direction. You can have a lively public space without creating misery for everyone in the neighbourhood. If we really need more light and noise in our lives, we should keep it inside, where people can choose to participate, or not. The low-key performances in the Library inner courtyard are often lovely. But I'm coming and going from there, not forced to suffer through someone else's idea of a good time while I'm trying to work from home or watch TV or enjoy a quiet meal. I truly think that certain types of performances will just increase neighbourhood stress levels. There is enough background noise and light and visual stimulation downtown, we don't need to amp it up. If people really want that, then there are already zones in the downtown area, the red-marked Activity areas shown on one of the city's planning maps.
21. One of the ideas I thought was a good one, (it was read from a little notebook, so perhaps a planted question?), was a request from an attendee at the Dec 3 meeting to allow a good exit route for bicycles out onto Vancouver Street into the new bicycle lanes. I thought this could easily be achieved using the existing gap between mature trees that is now the Vancouver St entry/exit for vehicles accessing surface parking at London Drugs. I do NOT welcome a bike lane access from the new development out onto Vancouver Street if that will become a convenient excuse to remove existing trees or reduce the grass boulevards along Vancouver Street in any way.

Final thoughts. If you've got this far you deserve the gold star . . .

I hope that our city employees and mayor and council are truly thinking of how this proposal will impact Regents Park residents in terms of prolonged stress, dust, noise, frustration and disruption for 8 to 10 years. If this was the only development in process it would be bad enough, but there are already many more. This will be a very difficult time for us.

Maybe we'll invite you all over when we're in the thick of it so you can get the true "construction sandwich" experience before it's inflicted on others in the future. :)

Heather McIntyre

From: Glenn R Harrington [REDACTED]
Sent: December 21, 2019 6:02 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: affordability: against Harris Green Village development proposal

To the Mayor and Council:

I oppose the Starlight/CitySpaces development proposal for the 900 block + 1033-1045 Yates St. On the basis that it would work against affordable living in Victoria, I ask you to reject their Harris Green Village redevelopment proposal entirely.

While the people of Victoria continue to face a housing crisis, supply has been increasing mostly for people of above-average income. Thus, as the supply of housing for that segment of the city grows, the overall problem of lack of supply for people of average and below-average incomes remains acute.

The Starlight/CitySpaces proposal would add to the housing supply. Yet, the total increase in rental housing for people of average and below-average incomes would remain acute – even if a portion of the housing created is targeted to address that demand for housing.

After the completely unnecessary, persistently noisy, and significantly CO₂-emitting demolition of all existing buildings on the 900 Block of Yates St and of the car dealership on the next block, the Starlight/CitySpaces proposal would create new commercial spaces. It would be insane to believe that any of the businesses currently operating in those buildings could operate in the new premises at the same or lower lease rates.

Even if the new commercial spaces were energy efficient, consider it certain that any businesses occupying the new commercial spaces would have to pay higher lease rates.

Thus, local people intending to continue as customers of London Drugs, Pizza Hut, Bosley's, Market on Yates, Pewter Graphics, Frontrunners, and Harris Green Liquor Express would quite likely face increased costs because the leases paid by those very business would have increased, forcing them to squeeze more profits from the same customer base.

All to replace one bunch of concrete, metals, and glass – the buildings now in place – with a different bunch of concrete, metals, and glass – the buildings proposed.

All to ensure that Starlight could provide another profit source to its clientele: people seeking maximum returns from their investment in real-estate development.

I have lived and worked in the vicinity of the proposed Harris Green redevelopment, except for 10 months in Nanaimo, since 1995. I know that everything on the 900 block of Yates St has character and contributes to the social and economic vivacity of the city. Nothing there requires demolition and replacement. It's all good as-is.

Further: No need to make living here less affordable.

While there remains urgent need of housing for people of average and below-average incomes, and need to keep life in Victoria affordable to all, Victoria has no need for the proposed CitySpaces/Starlight redevelopment of the 900 block + 1033-1045 Yates St. It would ultimately prove counter to affordability.

Please do not approve their Harris Green Village proposal in any form.

Thank you.

- Glenn R Harrington

Victoria, BC, Canada



Lucas De Amaral

From: Jeff Sutherland [REDACTED]
Sent: December 18, 2019 7:17 AM
To: Victoria Mayor and Council
Subject: Re: 900 Block Yates

Follow Up Flag: Follow up
Flag Status: Flagged

not in favour of relaxing height restrictions... Will reduce sunlight to zero at street level.

Also not in favour of 100% rentals as opposed to owner occupied if it is to avoid having to provide low income rental units

--

Regards
Jeff Sutherland
Publisher & President, INSIDE GOLF Inc.
Direct Cell [REDACTED]

Partner Publisher to British Columbia Golf, The WCTA and the PGA's Of BC & AB
[REDACTED]

Richard Elliott

From: [REDACTED]
Sent: June 24, 2020 8:56 AM
To: Victoria Mayor and Council
Subject: 23 affordable units is not enough

Follow Up Flag: Follow up
Flag Status: Flagged

For the proposed Starlight development. For the city's policy to be enforced, they will need 20% of the proposed 510 units to get approval.

Please ensure that this happens.

Thank you.
Judy Lightwater
Victoria, BC

Sent from my Samsung Galaxy smartphone.

Heather McIntyre

From: Audrey Oppel <[REDACTED]>
Sent: January 1, 2020 9:21 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: development 900 block Yates St. and 1045 block Yates St.

Re: Proposed developments at 900 block Yates St. and 1045 block Yates St.

Dear Mayor Helps and Council,

Starlight Developments made a presentation at Regent's Park, 1020 View St. on Dec. 2, 2019. The material and plans presented raised some concerns about the future of Harris Green. The zoning changes in this area, to achieve greater density, have resulted in allowable building heights and setbacks which may not be suitable for the neighborhood of Harris Green. Tall buildings can adversely affect the environmental qualities of surrounding areas. The increased height allowance will cast significant shadow on adjacent streets and neighboring properties resulting in loss of light and air. This will impact public and private green space. Sunlight would be a scarce commodity. Changed set back allowances would cut off access to light particularly to the Regent's Park condos overlooking Yates St. Regent's Park would be sandwiched between two properties with high towers, not only losing light access but also impacted by wind patterns due to differential in building heights.

The recently constructed condo towers on Yates St. and Johnson St. have already cut off substantial sky views and light. Added to this will be the new fire hall development which will further impede light access. Hours of light per day will be substantially reduced in this area.

TRAFFIC AND PARKING CONGESTION

Concern that there is inadequate infrastructure to support the degree of density that is proposed.

At Regent's Park we are already experiencing parking and traffic congestion caused by new construction. The residents at the newly constructed Jukebox Condo directly opposite at 1029 View Street, are using our private parking as they lack adequate parking of their own. Use of our loading zone for their delivery and repair trucks cause additional noise and pollution. There is a new restaurant at retail level and their customers also use Regent Park parking. View St. between Cook St. and Vancouver St. is very narrow and is ill equipped to deal with increasing traffic caused by new construction. Increased density, such as proposed by Starlight Developments, will overwhelm View Street. One resident predicted that traffic flow on View street would be 'desperate', 'not viable'.

IMPACT OF SEVERAL YEARS OF DEMOLITION AND CONSTRUCTION ON HARRIS GREEN (proposal)

Harris Green has just been through 3 years of construction disruption caused by the building of new condos. The noise, blasting, vibrations, dust and dirt caused extensive discomfort. Road closures were continuous, parking often impossible. Regent's Park is particularly vulnerable to neighboring construction because of its location (bounded by 3 streets) and its extensive green space. The Jukebox construction site produced a spillover of construction debris, dust and dirt onto Regent's Park grounds. There was an ongoing stream of pedestrians from the site including construction workers. View St. between Cook and Vancouver was either closed off or became a one way street to accommodate heavy construction traffic. Entering and exiting our parking areas by car was a nightmare often slowed down or stopped by a flagman or large truck blocking an exit. The grounds and structures at

Regent's Park would not be able to absorb more wear and tear from several more years of construction at neighboring sites.

Many residents at Regent's Park are seniors who have lived here since 1992 when the complex was built. The impact of more years of construction and a huge density increase will negatively affect quality of life here in Regent's Park and the Harris Green neighborhood. Property values could decrease if our area is seen as less 'livable'.

SAFETY AND HEALTH CONCERNS

- Mid block Pathways/Crosswalks
- Pseudo Public Plazas

There is a concern that increased density in Harris Green on such a huge scale will lead to a greater public use of the mid-block pathway (at Regent's Park). This public access into Regent's Park has allowed for a spillover of unsafe and anti-social behaviors from the street.

The entrance to the mid-block path at Yates St. provides access for the public to cross over to Vancouver St. and View St. and enables an opportunity for the public to access every area of Regent's Park private property day and night. The property includes 2 towers, 4 exit/entrances, various paths, stairs, benches and green space.

The mid-block path entrance on Yates St. attracts drug dealers and users. Individuals can be seen here openly using drugs, stoned, smoking, drinking, passed out and lying on the ground. Individuals walk up from the sidewalk steps and publicly urinate in broad daylight close to the hedges and landscaping on private green space. Individuals with cell phones contact one another, exchange a backpack or package and exit down the east stairway and out onto View St.

Workers with their yellow disposal containers have been observed scouring the grounds, bushes and hedges to pick up discarded needles and anything else dangerous.

. The entrance/steps at Yates St. leading up to Regent's Park common area is often blocked by individuals sitting or lying across the steps. If asked to move, the response would often be belligerence and profanity

The mid-block path causes increased costs to the condo owners at Regent's Park as their monthly strata fees include maintenance, cleaning and repair to the mid-path and surrounding area. This includes pick up of cigarette butts, discarded drug paraphernalia, and garbage left by the public.

There is a concern that new pseudo public space proposals might increase the need for monitoring and maintenance. The proposal of a new mid-block pathway at the new fire hall development on Johnson St. to 'connect' with the Yates St. pathway could pose additional social problems. Also there are concerns about how the public plazas proposed by Starlight Developments would be handled.

INCREASE IN DOG POPULATION

The building of 1000+ new rental units in Harris Green will cause an increase in the dog population as many owners will have pets. Currently there are a lack of dog amenities in the neighborhood. Many dogs from neighboring condos are brought by their owners to Regent's Park green space to relieve themselves. In many cities, a common criteria for new urban developments such as towers and plazas, is concerned with making dog accommodation such as dog runs and dog washrooms a priority. There is a concern that an increase in the dog population will add cleanup problems for Harris Green and an increased burden for Regent's Park.

Thank you for reading this letter and your attention to matters concerning the development of Harris Green neighborhood.

Sincerely,

Audrey Oppel
1025 View St.
Victoria, B.C.

Heather McIntyre

From: GLEN F <[REDACTED]>
Sent: January 7, 2020 6:31 PM
To: Victoria Mayor and Council; [REDACTED]
Subject: 1085 Yates, Mazda dealership, firehall, Yates Medical Building, London Drugs

ATTENTION: Ian Sutherland

Hi,

I am rather concerned about the city building out to the sidewalks and allowing variances for building height in the Harris Green between Quadra and Cook.

The proposals are out of line with what is permitted and no amenities or green space is being allotted.

I am ashamed to ask Council what the developer has offered for the proposed density increase. I assume Council got a few measly low income units.

The City has better opportunities to develop sustainable low income housing with developers on land it owns. Please stop the pandering to developers.

Thanks

Glen Foster
1606-1020 View Street

[REDACTED]

Heather McIntyre

From: bev Caird [REDACTED]
Sent: January 12, 2020 11:54 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Proposed Harris Green Development

First of all I am not opposed to development in Victoria nor will the 25 storeys impact my wonderful view but I am opposed to the miss match of the height of the 5 buildings in question, particularly the height beyond the number of storys (17) contained in the Official Community Plan. The OCP was developed for a reason and we should abide by it. This is a very big project as it is for Victoria and should not require an increase in the height of the buildings just because of greed of the developers and the city. Also this development does not fall into the category of "affordable housing ". The average rental price in Victoria is apparently over \$2000.00 and no doubt is increasing as we speak so there is no such thing that I am aware of in this development or Victoria as "affordable housing". I realize we need rental units but tenants have to be able to afford them. There are a lot of other issues to consider with a development of this size such as policing, traffic control and green space and there are no specifics on these issues. Build the proposed development within the current zoning regulations as specified in the OCP. Beverley Caird

From: Willow English

Sent: July 27, 2020 9:29 PM

To: DSTRONGITHARM@cityspaces.ca; Charlotte Wain <CWain@victoria.ca>

Subject: Harris Green Village Design

Dear Mr Strongitharm and Ms Wain,

I am writing to you about the Harris Green Village development project, and would like to express my concern about the design. Glass appears to be the main material used in this building, and this means that the building is likely to have problems with bird collisions. Collisions with glass are one of the leading causes of bird mortality, and are responsible for approximately one billion bird deaths yearly in North America. To prevent collisions and help stem the declines seen in many species, cities like Toronto and New York have developed bird-friendly design guidelines and made them mandatory. The Toronto bird-friendly design guidelines can be found [here](#). Toronto has also developed a best-practices document for how to use glass in ways that are not dangerous to birds, which is attached.

Bird-friendly design doesn't mean that buildings shouldn't have windows, just that patterned glass should be used in specific areas, excess glass should be avoided, and certain design features should be modified to prevent collisions. For example, instead of using clear glass railing panels, which birds often hit, patterned or frosted glass may be used instead, preventing collisions.

Building to prevent bird collisions is important for many reasons. Birds provide many economically important ecosystem services such as pest control by eating insects. Most birds are protected by federal law, and an Ontario judge found property owners to be responsible for the birds hitting their buildings. Tenants and residents find witnessing collisions and finding the resulting dead or injured birds to be unpleasant and stressful. Finally, bird-friendly design guidelines often align with other development goals such as energy conservation and sustainability. A building that kills birds cannot claim to be sustainable!

I hope that you will consider incorporating elements of Toronto's bird-friendly design guidelines in this development. Designing with birds in mind is a low-cost way to help protect our local wildlife and biodiversity. I am happy to provide more information on the subject, if requested. More information is also available at safewings.ca

Regards,

Willow English

Safe Wings

safewings.ca

Dear Mayor and Councillors,

I am writing to you about the latest proposal for Harris Green Village.

Leave it as is, its a great space !

Please do not build these huge tall towers in Victoria.

They do not fit into our small city charm at all!

1.They will increase traffic congestion,

2. The higher a building rises, the more expensive is the construction.

Thus, the tallest buildings tend to be luxury units, often for global investors. Tall buildings inflate the price of adjacent land, thus making the protection of historic buildings and affordable housing less achievable. In this way, they increase inequality.

3. According to BC Hydro (the province of British Columbia's main electric utility) data, use almost twice as much energy per square metre as mid-rise structures.

4. high-rises tend to separate people from the street and each other, they greatly reduce the number of chance encounters that happen, which are crucial to the liveliness of a city and to creating social capital.

5. The Preservation Institute tells us that when you walk through a traditional urban neighborhood, with buildings five or six stories high, you can see the faces of people looking out of their windows, and you can see personalizing details such as flowerpots in windows. When you walk through a high-rise neighborhood, you cannot see this sort of thing in most of the building's facade. In other words, you lose sight of the human-scale in high-rise neighborhoods.

Please do not allow these huge buildings as I feel it will destroy the quaint character of Victoria.

Sincerely, Rick Burns

Dear Mayor and Members of Council,

The development proposal for Harris Green Village on the current site of London Drugs raises the important question about the sort of form and character Council wants to see in downtown Victoria for the foreseeable future - a Yaletown West of increasingly tall apartment towers, or buildings that maintain the existing varied, mid-rise, high-density form.

The height of its towers and its density are double what might reasonably be expected from the Official Community Plan and Downtown Core Area Plan. Presumably this is the consequence of density bonuses, which are not mentioned in the application. However, the heights utterly fail to comply with explicit planning objectives that emphasize “sensitive and innovative responses to existing form and character,” (Objective 8(c) in the OCP), and “context-sensitive developments that complement the existing Downtown Core Area through siting, orientation, massing, height, setbacks, materials and landscaping.”

In effect, Harris Green Village amounts to a stress test of the degree to which benefits from density bonuses should override other legally approved planning objectives.

Those other planning objectives are especially significant now because there is compelling evidence that the rate of growth in Victoria is twice what projections in the OCP anticipated. Estimates by the province of the current population of the city, and information about additional dwellings downtown indicate that projections for 2041 will probably be exceeded fifteen years early, in 2025. It is not clear what happens then. Should projections in the OCP be revised, should rates of growth be managed downwards, or should development continue as though projections are irrelevant? What is clear is that this project will accelerate the obsolescence of the OCP and herald a future in which what the OCP describes as the “unique character and sense of place” of downtown will probably disappear.

Below I provide comparative information and evidence to support the concerns I have expressed here. I suggest that these indicate that the proposal for Harris Green Village provides Council with an opportunity to decide what sort of future is intended for the form and character of the Downtown Core, a decision that will have consequences that could last a century or more.

My strong preference is for future developments that respect the objectives in the OCP and DCAP for context-sensitive responses. These will reinforce and maintain the existing fine-grained, mid-rise yet high-density urban form that helps to distinguish Victoria from other cities.

Sincerely

Ted Relph, Fairfield

Comparative Notes and Evidence on Size, Density Bonuses and Rates of Growth

Information about size and density of Harris Green Village is not immediately obvious in the materials supporting the development application. Most is summarized in the Project Information Table on page 39 of the *Rezoning Booklet*.

Area: Proposed floor area of 119,000m²; this is ten times larger than any other project, residential or commercial, currently under review for the Downtown Core. The project covers one-and-a-half blocks from Quadra to Cook between Yates and View (the London Drugs site); in contrast most of downtown has several parcels per block with buildings of different ages, heights and styles.

Density: The proposed Floor Space Ratio is 6:1, twice a base density of 3:1 indicated in the DCAP for this part of downtown.

Height: Five apartment towers of 32, 28, 27 21 and 10 storeys. Urban Place Guidelines on page 41 of the OCP indicate “multi-unit, residential, commercial and mixed-use building from three storeys up to approximately 20 storeys” for this Core Residential Area.

Currently there are two towers over 20 storeys downtown. The tallest tower, 32 storeys and 90.5m, is almost twice the maximum height shown on Map 32 of the DCAP of 17 storeys or 50m.

Impact on Neighbourhood and Skyline: The tall towers will dwarf ones in immediately adjacent blocks by between 8 and 23 storeys. See maps on pages 14 and 16 of the *Urban Design Manual*, and drawings in the *Rezoning Booklet*, pages 57-65.

Illustrations on pages 107-113 of the *Rezoning Booklet* show that the towers over 20 storeys will interrupt views of the Olympics from other districts of Victoria and will rise well above the skyline of downtown seen from the Inner Harbour.

Density bonuses: The fact that both height and density of the development are twice what is indicated in the DCAP can only be explained as the outcome of density bonuses. The DCAP notes that height and density can be subject to additional design guidelines that could allow an increase from the base of 3:1 FSR to 5.5:1 FSR plus an additional possible 10% bonus for on-site non-market housing. With an FSR of 6:1 Harris Green Village must use the greatest density bonus possible.

Growth Rates for Population and Dwellings: The province provides annual estimates for the population of Victoria (but not for downtown). The estimate for Victoria’s population in 2019 was 94,005, about 8,700 more than would be expected if the OCP target of adding 20,000 residents between 2011 and 2041 had been achieved through steady growth (about 660 people a year). The recent growth rate of about 1.4% per year shows that the projected OCP population target of 100,000 in 2041 will be achieved by 2025.

A similar rapid rate of growth applies for dwellings downtown. The target in Section 6.33 of the OCP is that downtown should accommodate 10% of new dwellings in the CRD. The Regional Growth Strategy projects overall growth of 50,700 dwellings in the CRD from

2008 to 2038, which means about 5,000 should be in the Downtown Core. Data about new dwellings downtown in annual and five-year reviews of the OCP indicate a net addition of 3073 dwellings downtown from 2012 to 2019. At this growth rate the 10% projection for 2038 will be achieved by 2025.

I am writing to voice my concern over the proposed development for the property of the full city block 1205/1209 Quadra ,910 View, 903/911 Yates Sr , Half City Block 1045 Yates.

I think the zoning should not be changed to accommodate the ridiculous proposed storeys .

They should not be any higher than the two apartment buildings across from the jukebox on View st.

What 's going to happen to all the businesses in these buildings? Are they expected to return paying a much larger rent? What about the buildings themselves? All that material going to the landfill..Some of those buildings are perfectly fine.

Not to mention the years of noise, dust, traffic congestion.As if there isn't enough of that presently.

I guess eventually all the old will be destroyed to build something bigger and higher.

Now that the cruise ships are able to bypass us on their way to Alaska, why would they even reconsider stopping in the future? Nothing quaint and special about Victoria anymore

Joanne Richard

401 1033 Cook St

Just received the proposed development notice for the full city block and half block for this Harris Green property. I will comment firstly to the request to increase the stories of the building going up to 32 and 21 stories!!! What tallest building in the neighborhood race are we trying to achieve. We currently have new towers being built with limited height and new proposed buildings to further block each other out of views and space. Secondly, I would like your to comment on what the parking zoning bylaw will provide for all these new tenants and owners and people who already park along Yates and view streets. Thirdly what type of renters are affording to live there. Where are they coming from? We have the city giving giving up places for the homeless.

I would be much more receptive to seeing less height/ stories provided to these building developments. It seems like each company wants to be higher than the other.

Thank you.

Kendall OBrien

5-1119 view street

Dear Council members:

Please accept my deep disapproval of the proposal. The area to be demolished now includes the only grocery store in the area (The Market on Yates), a walk-in clinic, a pharmacy/superstore (London Drugs), doctors offices, a bakery etc. These are vital for the neighborhood. They are now proposed to be replaced by 32 storey towers. At the same time there are other mega proposals such as the massive Broughton street, Quadra, Fort street "development". This NOT the kind of Victoria that we want! Let the beautiful city of ours to be a cosy, friendly and functional place to live. We don't really want another Vancouver!

Yours sincerely,

Vesa Uitto

838 Broughton street

I received the proposed development notice for the Yates full block development and 1045 Yates Street. It seems another step toward madness, in the midst of what is already a tower problem in the area. Principally, I am opposed to the towers varying from 21 to 32 storeys (5 to 13 storeys seems reasonable somehow). I understand the developers want to make money. Where are the protected areas, the green areas, the trees? The present site isn't great, but the proposal doesn't make it any better. The Harris Green? Where is the Green? Even Manhattan (which this is beginning to resemble) has rest areas and areas where the light shines in. I would not want to look out from a tower at other towers. Is this really how we want to go?

Sincerely,

Don Niedermayer

595 Pandora Avenue

Re: Developments at 1205/1209 Quadra, 903/911 Yates, 1045 Yates

Hello there,

I am writing to provide comments on the proposed developments.

We are new residents here at the Jukebox building, 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.

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!

Thank you.

David J. Daw, P.Eng.
904 - 1029 View St
Victoria, B.C.

Hello and good day! I am a downtown renter. I heard a rumour that the Bin 4 burger lounge property at the corner of Vancouver and Yates st. is going to be developed into a condominium complex. I implore you to revoke the building permit as there are already so many condos along Yates street that have spoiled the character of the area. Downtown is densified enough! Thank you for understanding! Wendy

Dear Mayor and Council for the City of Victoria,

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.

Kind regards,
Donna
Donna Everitt
203-860 View Street
Victoria, BC V8W 3Z8

Hello Lisa, your loyal Victorian here - once again providing helpful advice.

PLEASE please don't bend to the extortion of the developers, who know that by promising (even mentioning!) affordable housing, they will get whatever they want.

The massive tower proposed is a depressing thought and one more thing that will make Victoria become just another ugly city lacking in true community spirit. The developers likely don't really even WANT the 32 stories, and when we "reduce" it to 25, they will laugh, having received what they likely wanted.

To think they wouldn't develop if they couldn't recover the square footage revenue associated with 32 stories is absolute nonsense. Don't fall for it, even with their charts and financial analyses. On my knees and begging you to be savvy to this ploy.

We absolutely and definitely need affordable housing - my god, the proof is all around us. This isn't the way to achieve that end - the message needs to be that a much, much lower development WITH affordable housing units included, is what will be a win-win for all and that is what we are demanding - I suspect they will somehow find a way to do that.

Ever hopeful

Adele Malo
304 - 409 Swift Street
Victoria, BC
V8W 1S2

This proposal takes urban vandalism to a new level.

How can you consider destroying a neighbourhood by approving such a brutal development?

The height and density are ridiculous.

Bringing the people who destroyed Toronto to destroy Victoria.

What are you thinking?

Hi there,

As a resident/owner at 930 Yates (the Manhattan) I am notifying you of my opposition to the proposed height of the development as described above. I have reviewed the plans and as favorable as the project is for the neighborhood, I feel that the 'shadowing' effect of the towers would have a negative impact on the surrounding areas to the northern quadrants.

All the best,

Grant Watson

Dear Mayor and City Council,

I wish to voice my opposition to the proposed massive project in Harris Green. I've seen the public notices but now also read about it here:

<https://www.timescolonist.com/real-estate/residents-concerned-about-scope-of-harris-green-project-1.24327205>

I see no need to redevelop this area at all. If you want to put up loads more high-rises then I suggest the area along Douglas from, say, Pandora to Bay Street is much more suitable.

I strongly oppose all aspects of this project. And the idea of putting up towers of between 28 and 32 storeys is just ridiculous. I imagine though that this is more of a tactic by the developers so that you still approve this project but limit the towers to about 20 storeys. That way, you get to claim to the public that you've made some big difference when you haven't.

I say this as someone who lives in a one-bedroom apartment, Victoria is an expensive place to live but without ruining Victoria it will remain that way. They've had a massive amount of development in Metro Vancouver over the last 30 or 40 years and yet house prices there are even higher. In fact, they are some of the highest in the world.

I won't vote for any councillor who approves this project. I won't get into my voting history other than to say that I voted for Stephen Andrew in the recent by-election (whether you consider that to be a positive or negative thing is a different matter of course!).

Please don't ruin Victoria.

Yours sincerely,
Matthew Cousins

309-1343 Harrison St
Victoria
V8S 3R9

Dear Mayor and Council,

Starlight is asking for rezoning in Harris Green to allow five towers of 20, 21, 28, 29 and 32 stories in this small area.

Again I ask – What does the city's approved development plan allow? The city's approved development plan appears just to be the minimum, not the maximum of what is allowed. Every time a developer asks for rezoning it means that the next developer can ask for the same rezoning or even more.

Starlight owns 4.9 acres of land in 2 parcels downtown. They also have bought 8 rental apartment buildings around Victoria – probably bought for the land for future redevelopment.

PLEASE DON'T LET A SINGLE COMPANY DETERMINE THE FUTURE OF VICTORIA !

Do not approve the rezoning. Stick to the current city plan.

Martha

Re: 1205/09 Quadra,910 View. 903/911Yates/1045 Yates

I ABSOLUTELY OPPOSE THIS DEVELOPMENT PROPOSAL

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 a tall building 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, too big and not in keeping with our community. Furthermore, the planned development of 1500 residential units will contribute to an OVERDENSITY of this area.

As our city representatives, I charge you to manage development proposals responsibly and not bow to the demands of greedy developers who are irrevocably changing the personality and beauty of this city.

Noreen Lerch
702-1015 Pandora Avenue

Mayor & Council,

Regarding the development proposal at 1205/1209 Quadra, 910 View, 903/911 Yates, 1045 Yates:

We have lived on the 1100 block of View Street for over 13 years now and we would be happy to see the Chrysler car lot redeveloped. While higher density is not our concern, we are concerned about the proposed height of the buildings. Tall buildings create long shadows and can make for an uncomfortably dark and cold street-level experience. Could the commercial spaces not be reduced to provide more housing at the lower levels? There are empty offices and storefronts all around town while we are in the midst of a housing crisis. Surely we don't need all of the proposed 100,00 square feet of commercial space included in the current proposal?

We are not supportive of the currently proposed development. We could however support a similar development if the building heights were reduced by 5 stories each.

Regards,

Clay and Nicolette Cowan.

Dear Mayor Helps and Council.

I am a long time resident of Victoria and am appalled at the size and scope of the development proposed for the Yates street block and the Harris Auto location.

The downtown core of streets that have buildings developed now are enough and we need to put a

pause on more density and height and number of buildings.

I know there are already a number of buildings at 20 or 21 storeys high but to have a block of 28 to 31 storeys is too high and out of proportion for our skyline.

This height means the next developer will want the same thing and we will end up with an uglier city than it is becoming now.

I thought the Wave at Hudson at 26 storeys was a one time allowance/variance because of the location being on a slope but the downtown

block is completely flat and would "tower" over anything else.

Please do not let this block be demolished for this company to build.

Thank you for listening and taking into consideration my request.

Cathy Bhandar

Dr. Kathleen F. Hall
#608-834 Johnson St
Victoria, BC V8W1N3

June 7, 2021

City of Victoria
1 Centennial Square
Victoria, BC V8W1P6

Re: Proposed Development Notice – Full City Block Including 1205/1209 Quadra, 910 View, 903/911
Yates. Half City Block inc. 1045 Yates

Dear Mayor and Council Members:

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.

Sincerely,

Dr. Kathleen F. Hall

I strongly object to the notion of developing Harris Green. Putting in this high number of apartments is ludicrous. Downtown and the city of Victoria are already over developed and all of these places will need water, a resource which will become scarce at the rate of development. I don't know how council could even consider this preposterous idea. We should be leaving it as is, and putting in a green space, not more housing. Please send me the names of people to take to task. We will be starting a petition against this.

Lindsay Lewis.
Carlo Scarabelli

June 7, 2021

To the Attention of:

James Bay Neighborhood Association

Tim VanAlstine, JBNA

Marg Gardiner, JBNA

The Hallmark Society

The Victoria Heritage Foundation

Charlayne Thornton-Joe, Victoria Heritage Foundation Liason

John O'Reilly - Senior Heritage Planner

Mayor and Council

Mayor - Lisa Helps, Councillors - Marianne Alto, Stephen Andrew, Sharmarke Dubow, Ben Isitt,

Jeremy Loveday, Sarah Potts, Charlayne Thornton-Joe, Geoff Young

Members of the Heritage Advisory Panel: Pamela Madoff, Chair, Aaron Usatch, Avery Bonner,

Doug Campbell, Graham Walker, Helen Edwards, James Kerr, Kirby Delaney, Shari Khadem, Steve Barber

Re: Proposed Development of 149 Rendall Street

Why is it important to retain 149 Rendall in its present configuration? This is a brief history of the home and its inhabitants:

In 1880, Robert Rendall purchased 5 acres of the Hudson's Bay Beckley Farm and, in 1888, subdivided it, creating Rendall Street. He lived on Simcoe Street at the lot now numbered 343, an apartment building. In 1889, Andrew Fairfull, a carpenter working for Muirhead & Mann, applied to build a cottage for \$500. It was the second house in the subdivision, after the Whyte House next door.

Andrew Fairfull built an elaborate, albeit small, home. All the formal rooms have eleven foot high plaster cove ceilings. Both the former parlor and dining room have incredibly large, detailed ceiling medallions above the antique light fixtures. Plaster archways adorn the front parlor window and the dining room - kitchen pass through. Walls in the former dining room, hallway and kitchen are panelled with lovely wood wainscot with elaborate capping and varied patterns. Other woodwork such as door and window casings and bullseye ornaments differ from room to room. Two of the original fireplaces have been restored to operation. Wallpaper was the standard throughout this house with the most astounding rich red flocked papered with gold detailing in the dining room. Mr. Fairfull lived in the house until 1901, when James Renfree, a teamster, and his wife Susan, moved in with their children. The Renfree children continued to live in the modest cottage until 1955. Descendants of the Renfree's still live in the area and were pleased to see the restoration of their family home.

In 1990 I purchased the house. Most of the plaster details and woodwork had been obscured by lowered ceilings or removed in a bid to modernize the house in the 1950's. In 1990 and 1991

extensive work was done using family photos, paint analysis and other investigative techniques to keep the restoration as accurate as possible. Structural work such as foundations and earthquake proofing, rewiring and plumbing upgrades as well as full insulation was done at that time. False ceilings and numerous walls were removed or replaced to give the feeling of a single family dwelling while retaining the separate nature of the two suites. All original woodwork (which had been painted) was stripped and returned to natural. Chimneys were rebuilt and fireplace mantles replaced.

In the time when both these homes were built the garden was an important aspect of a home. Some of the original landscape and garden plantings visible in old photographs still remain. Rose bushes visible in photos from the turn of the century can still be seen (just look at the photo of the Renfrees which is on the BC Hydro box across the street). The apple tree on the south west corner of the house is one of the original trees from the Beckley Farm. Two Paul's Scarlet Hawthorns were planted in the front yard to commemorate my son and daughter -in-law's (who lived in the house at that time) wedding thirty years ago. The Hawthorn tree plantings are repeated on the other side of the street at 160 Rendall. The fence design was taken from family photos and description.

My connection with the home: I owned the home for almost 30 years and restored both the interior and exterior to its former glory. The house had been legally duplexed in 1957. I hoped that a family would buy it and return it to single family but that didn't happen. I still own the house next door at 155 Rendall and lived there for many years.

In 1991, I had 149 Rendall formally designated as a protected Heritage home. Much is made in the rezoning proposal of the current zoning allowing for multi family dwellings and how the house would be "protected". It is already protected by its Heritage Designation! It was made very clear at the time of designation that the Heritage Designation trumped the multi-family zoning and that retention and protection of the heritage building would always take precedence. The present owners were well aware of the requirements and restrictions of this designation when they purchased the home. There were many other homes on the market which were NOT designated Heritage at the time.

I find the entire proposal disingenuous on many issues.

Point by point, citing the current owners' letter to Mayor and Council:

- "This proposal to convert a legal duplex into a legal triplex is consistent with the vision for James Bay's Urban residential zoning and multiunit buildings" Is it really? Is the vision for a future James Bay one in which the existing designated and preserved Heritage buildings and properties are built up to the highest possible use regardless of the neighbourhood in which they stand? It is certainly not my vision for James Bay's future.

- Introduction: "There will be no displacement of the tenant in the front suite during the entire duration of the development". While there may be no plan to evict the tenant, will the tenant wish to remain in the suite in the midst of a construction zone while a two story addition is built onto the rear of his dwelling?

-Development Rationale: "The development will provide much needed rental space ...and is a direct response to rental vacancy in Victoria of 1.6%"
and "The development will appeal primarily to young families, government workers and retirees..."

The development proposal is a two story addition, which means that it is unlikely that it would be occupied by seniors or handicapped individuals. One of the owners has expressed to me that he hopes "to keep it as my primary residents (sic) into the future." While of course I cannot see into the future, the proposed development eliminates much of the yard (and ALL of the private yard to the rear) and eliminates part of the street fencing, making it a less than desirable location for children or animals, and adding more people living on what was originally a single family lot. I would venture to say that unless the owner plans to live alone, any family would prefer a more private location with outside sitting areas. There are not even exterior porches on the proposed addition so in order to be outside, the tenant would have to sit outside one of the other suites. While government workers may be happy there-who knows?, I believe a young family (government workers or not) would prefer a bit of space for a child to play, not on an open fenced, brick paved yard. And while the proposal lists all these variations of potential renters ONLY ONE suite is being built so little is being added to the rental stock, unless the plan is for a rooming house in the multiple bedrooms. As for affordable rentals, which I believe is the goal overall, when the owners purchased this house, they advertised the front suite for \$2400/month whereas I had rented it for \$1170., -hardly conducive to a young family or retirees income.

- "The proposed development is consistent with the James Bay Strategic Direction ...maintaining a variety of housing types and ... range of age groups and incomes, while enabling adaption and renewal of the existing building stock ...The surrounding area of the house is primarily four story apartment buildings." I interpret the statement of "maintaining a variety of housing types" to mean that the Plan is not in favour of destroying existing heritage buildings which are in good restoration and repair in favour of multi family, multi-storey dwellings. The Rendall Street Cluster (Simcoe to Niagara) consists of five heritage homes the side of one four story apartment building, seven more houses and an apartment building, ie. eleven homes, most duplexed, and two apartments.

Site and Building Design

- "Impacts to privacy, appropriate setbacks from the property lines and the overall fit with the existing heritage house have all been taken into consideration. The development...preserves the existing house and compliments the view of the house from the street. Practically speaking very little of the addition would be seen from the street..."

Again, this proposal does nothing to "preserve" the existing house which has not already been done by its Heritage Designation. I believe that the proposal requires a report by a qualified heritage expert, which I have not seen. Most of the impact of this development will not be to the street but to the three houses and yards at 143, 149 and 155 Rendall .

"Compliments" is an aesthetic judgement which I differ with. [Notes from The Standards & Guidelines for the Conservation of Historic Places in Canada Additional Standards Relating to

Rehabilitation:

[11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.]

To me this looks like a large rectangular box, more Georgian in its design than Victorian Queen Anne Cottage. While some of the windows replicate those on the existing house, others on the east and south sides are a mish mash of different styles and sizes. There is nothing elegant or beautiful about this design. The set backs from the north property line would be approximately 10 feet (3.06 m) as opposed to the existing of over nineteen feet (5.85m), creating a looming two story structure over my property and a large brick patio so there would be little privacy. On the south the setback of almost 16 feet (4.85m) would be reduced to a mere five feet (1.52 m)! At the rear of the proposed addition, which is carefully drawn so that there is no indication of the higher land behind or where the existing conifers are, the distance between the proposed addition and the existing wall and 6 ft. fence on top of the wall is about 7.5 ft. (2.32 m). How the conifers could be retained while having the foundation and perimeter drainage dug is beyond my comprehension and I would think that shortly after beginning work at least two of these trees would either disappear or the City would be informed that, unfortunately, they cannot be retained because of building requirements. [Tree Preservation Bylaw: Tree retained by plan, permit, application 8 A person must not cut down a tree shown as "to be retained" on a plan attached to a development permit, building permit, rezoning application or subdivision application.] As per the landscape and plan drawings, kitchen and living room windows and one of the lower bedroom windows would likely have trees right in front of them. The landscape plan is also inaccurate and does not agree with the "Colour Graphics". In the landscape plan, the trees to be removed are three maples at the rear and one "deciduous" tree where the proposed parking pad will go. Except that there is another tree there in the front: a Scarlet Hawthorn which balances the second Hawthorn on the other side of the front walkway. It is not shown on any drawing. It is over thirty years old and may well be over the 30 cm protection size. [TREE PRESERVATION BYLAW BYLAW NO. 05-106]. Again I wish to emphasize that the existing apple tree in the south west front yard is one of the original Beckley Farm trees and it should not be damaged in any way. It appears that there will be no construction or traffic on the south side of the property, which should be spelled out in the proposal: [Tree preservation Bylaw: "Construction activity 10 A person must not carry out or cause any of the following activities unless a tree permit is first obtained and the activity is carried out strictly in accordance with that permit"]. If this proposal is even entertained, the City should have a professional arborist assess all the trees on the lot.

- "In Closing, the proposed development is consistent with and compliments the neighbourhood. The addition will maintain the integrity of the existing heritage house without compromising the view of the house from the street. This proposed development is a unique offering in James Bay which will increase the supply of the rental housing market, contributing to the infill and intensification of the urban residential strategy,"

I began by saying I find the proposition disingenuous. I will say the same again. I do not agree

that it is consistent with or compliments the neighbourhood. There are no other heritage homes which are triplexes and the neighbourhood does not need "complimenting". The integrity of the existing house is intact. Although the proposal is at the rear of the house, it is so large and overpowering that it is like a separate building. Its design is not compatible with the existing house and it will be fully visible from the neighbouring properties, which should take precedence over any "street view". "Unique" it may well be, but is it that something which adds to the neighbourhood? As for contributing to the infill and intensification, this is not an empty lot where infill housing might be desirable. It is not a neighbourhood on a busy street looking to "intensify" its image- whatever that even means. The present owner has decided to triplex it and build a two story addition on the rear saying it will "increase the rental stock " (by ONE suite). Again I stress that the owners knew this was a designated Heritage House and bought it as such while many others were available. Perhaps they should take advantage of the current increased prices to divest themselves of this one and buy something more in keeping with their vision. For those who do not know, I singlehandedly restored four of the five houses on this block. I put hundreds of thousands of dollars of my own money into restoring these houses, (as well as many others) leaving them better than when I bought them. I designated each of them Heritage Homes so that they would be retained after I am gone. It may sound corny, but my goal is to preserve these building for the children and grandchildren of the future , so that they can see with their own eyes how this city began and grew. The restoration of this house and a number of other houses won myself and my partners awards from Victoria's Hallmark Heritage Society, Heritage Society of BC and Heritage Canada Foundation. What is the point of restoration and Heritage Designation if future owners can just apply for massive development? I close with a quote which I have used as my watchword. I can only hope that those reading this care as much about the city's past as I do:

"How can we live without our lives? How will we know it's us without our past?"

- John Steinbeck, The Grapes of Wrath

Sincerely,

Melinda Seyler

From: Debra Gardner [REDACTED]
Sent: June 6, 2021 9:18 AM
To: Charlotte Wain <CWain@victoria.ca>
Subject: Harris Green project

Good morning

If this is the wrong person to contact, please pass it on to the proper department and especially all of council.

As a resident of Harris Green, 1030 Yates St., I want to voice my strong opposition to the current plans for the 900 block and the 1045 Yates development plans.

I love the vibrancy of downtown and the livability. This will completely change the livability aspect.

Harris Green has and will have so much construction this neighbourhood will look and sound like a war zone for the next 10 years at least. The residents are expected to live with this? It's all well and said for council to approve the amount of development in this area, but how many of you would live with it next door to you?

The densification of this project is overwhelming and not even close to the present community plan. I'm not against change, I bought my condo feb. 2019 knowing there would be the new fire hall building behind us. Downtown has to evolve but this neighborhood will become a small Vancouver. Where's the livability in that? 32 storys!!! Yes, that's the tallest one, however 22 storys with the number of buildings between the 2 blocks!

As it is, Council has already subjected the area residents to another 3-4 years of noise, dust and general chaos to finish the Firehall/Mazda dealership buildings on that corner. Let's add Chard development on the 1100 block to that also.

Density for affordable rentals is needed, but being a new build, downtown, these will not be affordable. Even if they are labeled that.

I made the choice to use public transit instead of owning a vehicle and I wish others would also but, considering how little parking will be built into these buildings will add hundreds of vehicles on the street and make parking a huge issue. It's bad enough in this area.

If this density is approved, I know I'll be selling, I can't live with the construction noise for that length of time. It's a huge mental health strain on most people.

Debra Gardner
206-1030 Yates St.

--

D. Gardner

Hi

I live in Fernwood, just around the corner from the proposed 30 plus residential/retail tower proposed by Starlight Developers for the block on View, Cook etc.

I have lived in Victoria for 40 years, and have seen the massive changes in the downtown. For the most part I think it is great: more arts and culture, more shopping, more lively activity everywhere.

I walk downtown and through the Harris Green area from where I live, and drive down through this corridor frequently.

I consider this area to be an extension of my neighbourhood as I live in the south end of Fernwood.

I would like to say that I think it is a profoundly wrong move to build to a height of 15 plus stories in this city.

I am a 'refugee' from Calgary and Edmonton. I left those cities because of their downtown streets that became inhospitable: cold, dark shaded wind tunnels.

Victoria attracts interesting people who are also moving here to leave these barren cityscapes, looking for a more human scale and liveable streetscape.

I understand that density is a better alternative to urban sprawl, and that we are a city that is contained within limiting shoreline and a small building area.

I also understand that we all benefit from the property taxes that are collected from condo towers, and we need the residential housing that rental towers provide.

However, we can have our cake and eat it too!

Let's keep these towers to a reasonable height. We do not want to set precedents..(although we have already to some extent, very regrettably to my thinking).

Can we not have increased density and also keep our beautiful streets, scaled to our tree canopies that visitors say is so beautiful about our city.

Density can be arrived at in so many ways, as we all know happens in the European cities that we admire so much.

(I realize that the City is working on many initiatives to provide more housing).

I hope with all my heart that Starlight's development proposal will be forced to drop their height considerably. Their profits will still be adequate, with what residents are paying for housing here.

We must be vigilant with our city.

Once these developments are allowed, there will be no reversal, and a continued pressure to further towers of increased height.

Respectfully,

Margaret Hantiuk

1325 Balmoral Rd,

Victoria V8R 1L6

Hi City Council,

I am writing to you today to voice my opinion against the rezoning application for the gargantuan development at the 900 block of Yates (REZ00730). 32 floors is far too many for Victoria, we do not need the tallest building on Vancouver island in the heart of downtown. Further, I do not want my view blocked from 989 Johnson.

I have filled out the comments form on MyCity, but thought to further express my thoughts to the city and council members.

Kindly,

Matthew Jai
1009-989 Johnson st

-----Original Message-----

From: Margaret Hantiuk <[REDACTED]>
Sent: June 8, 2021 11:30 AM
To: Charlotte Wain <CWain@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Development at Harris Green

Hi

I live in Fernwood, just around the corner from the proposed 30 plus residential/retail tower proposed by Starlight Developers for the block on View, Cook etc.

I have lived in Victoria for 40 years, and have seen the massive changes in the downtown.
For the most part I think it is great: more arts and culture, more shopping, more lively activity everywhere.

I walk downtown and through the Harris Green area from where I live, and drive down through this corridor frequently.
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I hope with all my heart that Starlight's development proposal will be forced to drop their height considerably. Their profits will still be adequate, with what residents are paying for housing here.

We must be vigilant with our city.

Once these developments are allowed, there will be no reversal, and a continued pressure to further towers of increased height.

Respectfully,
Margaret Hantiuk
1325 Balmoral Rd,
Victoria V8R 1L6
[REDACTED]

-----Original Message-----

From: Matthew Jai [REDACTED]

Sent: June 8, 2021 1:30 PM

To: Charlotte Wain <CWain@victoria.ca>

Subject: 1200 Quadra 900 Yates Development

Hi Charlotte,

I am writing to you today to voice my opinion against the rezoning application for the gargantuan development at the 900 block of Yates (REZ00730). 32 floors is far too many for Victoria, we do not need the tallest building on Vancouver island in the heart of downtown. Further, I do not want my view blocked from 989 Johnson.

I have filled out the comments form on MyCity, but thought to further express my thoughts to the city and council members.

Kindly,

Matthew Jai

1009-989 Johnson st

Hello.

Overall I am in favor of the proposed development. However I am concerned about two aspects.

1. The setbacks appear to comply with the zoning requirements. However, from an aesthetic perspective, it would be much more welcoming and attractive to have setbacks that can accommodate benches/seating, similar to the Jawl development on Pandora at Douglas, across from City Hall. I understand that an interior plaza/open space will be provided in the middle of the 900 block portion of Yates. But generous street side space is equally important from a neighbourhood feeling perspective.
2. I do not agree with the proposed maximum building height increase to a 32 stories. I understand that housing demand is high, but it seems more likely that this is an attempt to provide 'exclusive' 360 degree views for the occupants of the expensive penthouses who will be 'towering' over every other building in the city.

Carole Small

To whom it may concern,

DO NOT VOTE FOR THIS BUILD.

Please.

Victoria is a city with small town charm.

We aren't meant to be a mini vancouver.

We are unique and quaint and it would be amazing too to remain even with pressure to capitalize.

It would ruin our skyline and push our little city into becoming just like every other one across Canada.

Thank you for your time.

A concerned born and raised Victorian

The Harris Green area has enough density right now with all the other apartment buildings surrounding the area. The ever-increasing building of new highrises over the past couple of years has increased the noise and pollution levels, not to mention the increase in heat sinks from all the concrete poured and the CO2 emissions from that concrete. As longtime Victoria residents, my wife and I feel that Victoria is losing its quality of life by all this over-building and we wish to express our hope that these increases in densification are not approved by Council. Yes, we are seniors living on a pension, but to increase the residential spaces will only heighten the cost of living and the rents won't go down, but will only become more expensive and unaffordable for residents like ourselves.

Sincerely - Mr. Rafe Sunshine, #304-1653 Oak Bay Ave., Victoria, BC. V8R 1B5

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. Soon it will be the tourists that decide it's not worth a visit.

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.

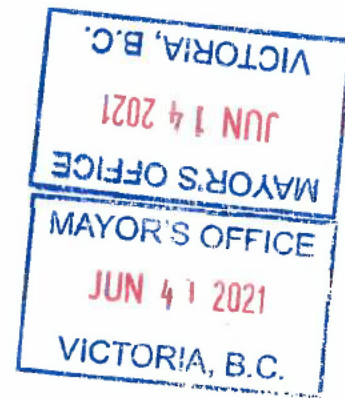
I sincerely hope Victoria will shun the glass towers that have turned Vancouver into a bland, overstuffed, and extremely unattractive city. Glass buildings are also not great for our already diminishing bird populations. The design for the Telus building looks like something that melted with its odd shape and it does not belong among the other buildings in that area. Totally out of sync, not to mention plain ugly.

We need to give our 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.

Judy Spearing
Eric Road
Saanich

1173 Oxford Street
Victoria, BC. V8V 2V2
10 June 2021

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



Dear Mayor and Council:

Re: Harris Green Proposal

We are absolutely opposed to the proposed multi-tower development proposal for the 900 block Yates Street and 1045 Yates Street proposed by Starlight Investments. This corridor is already overpopulated with towers that have significantly and detrimentally changed the ambience of downtown Victoria. We find it hard to believe that a city the size of Victoria can support this significant increase in population, density and traffic volume. It is all well and good to say that this will improve the rental situation for low- and middle-income families, but we find this statement to be unbelievable. The towers will be of reinforced concrete construction and on a per square meter cost will be extremely expensive.

We were fortunate enough six years ago to visit New Zealand, including Christchurch, where significant earthquake damage occurred some five years earlier. As a result of these earthquakes, the city council decided that all future development would be limited to a maximum of six stories. As Victoria has the potential of a catastrophic earthquake, it is irresponsible on your part to be approving new developments that could potentially result in significant loss of life.

It is hard to understand why the City of Victoria should bear the brunt of anticipated increases in Capital Regional District population when the other municipalities in the CRD are following a much more conservative approach to development.

One final question concerning this development. How many of the proposed 1,500 units will be homes? In other words, is this yet another project that allows the wealthy to buy or develop space and then rent it out on a short-term basis to non-residents visiting the area?

Yours truly,


Lorna and Peter Bray



Hello

Over the past 20 years that I have lived in Victoria I've been interested in the decisions made regarding development.

I voiced concern when the building height changed from 14 to 17 floors then to 23 and now 32.

This Harris Green development is too dense and too tall.

The city of Victoria is in a very enviable position. Developers want too build here and council can just say to this particular company that this is not the best project for our city. If they find that the city will not give them what they want they can either rethink the project or there are other developers I am sure who would purchase the lands from them. Please do not allow this to go forward.

Thank you

Michael McLandress

1406-1035 Belmont Ave

Victoria

Dear Mayor and Council,

I write to you on very few issues, only those which really generate strong feelings for me. Harris Green Village is one of them. I ask you to please not approve the rezoning to allow the tallest building on Vancouver Island to be built on this site. I am not against densification and I am definitely not against change. However, every time I drive south into Victoria, I see the 25 storey Hudson Place One and think how inappropriately out of place this disproportionately high building is. Please do not repeat this with an even higher building in Harris Green. Yes, develop the property, but with a height in keeping with the community plan and current zoning. We love Victoria and are living here because it is not a city living in the shadows of high rise towers.

Thank you for reading my input,
Penny Fraser
107 Beechwood Ave

Good day,

I am a resident of "The 834" at 834 Johnson Street, (14th floor) and have received a notice about this proposed development.

There is something in the proposed zoning changes that bothers me, and that is the height of some of the proposed residential towers. Here in Victoria, we are beginning to see towers that are in the range of 25 stories, (Hudson Place One) and I imagine that this opens the door to more towers of this height, something we will unfortunately have to get used to. But I feel that 25 stories should be the absolute limit. My new neighbour is "The Yates" which I believe is 20 stories, and in my opinion, looks imposing and is too tall for this particular area of the downtown.

I am strongly opposed to towers that are 32 stories being built in Victoria. I would like to see Victoria retain as much of its character as possible, and not become a miniature version of Vancouver. Those of us who choose to live downtown are saddened when our views of the mountains and the sea become more and more diminished.

Thank you,
Vivian Healey

Milo Bentanzo, City of Victoria;

I write to show my dissatisfaction with the request to build a 32 story monolith in the 900 block of Yates/View. This has 20% higher density than Yale town in Vancouver! Starlight is an Ontario based development company that is profit driven and has no standing in Victoria's OCP. That is OFFICIAL COMMUNITY PLAN. Please reflect on these words. In no way do the citizens want this sun starving monolith. I have done a small but effective survey of Victoria taxpayers and to a single "maybe" all answers were, NO!!! I would suggest that this development is not a fit for what our citizen want nor needs. If you wish to build rental accommodation please stick to the OCP and encourage developers to build wisely, aesthetically, and not impose over-height monoliths that cater to an overwhelming use of cars, lack of sunlight and congestion. I am also opposed to the OCP amendment for the properties at 749-767 Douglas street. It is far to dense and to high an FSR. We are loosing our ocean/mountain site lines which is one of the best features of our harbour city.

Without Prejudice,

Joan Pink

Hello

I don't know if this is the correct address to use but let's give it a whirl.

I have attempted to learn more about the Starlight development that has been proposed for Harris Green. I don't pretend to be that knowledgeable but would like to offer you a few random comments and observations.

Without digging too deeply, I am quite troubled by this development. I am getting tired of arguments that endorse the proposal because of its potential to create jobs, to provide affordable housing, to discourage suburban spread, etc. I am getting tired of hearing proponents of "growth". Victoria has gone through a remarkable transformation in recent years. And, unfortunately, it seems to be replicating the model followed in other cities such as Vancouver and Ottawa. We are better than that. I don't need to tell anybody about Victoria's amazing natural setting. Yet when I see what has happened in recent years, I'm not convinced that many other people have noticed.

Personally, I will be happy to see the car lot replaced on the eastern end of the plan as well as several of the adjacent buildings. Nothing particularly inspiring. However, this development is huge and IMHO incredibly unimaginative. I would ask...no, plead with... Council, city planners and the developer to step back and appreciate the environment and the community. Please give some thought to creating a space that resembles an established community with different styles of architecture, different cladding, different landscaping. Please never make the entire area look like one uniform community or development. Put a little bran in your diets. And importantly I hope the plan includes an abundance of public and particularly public green spaces. Our climate allows people to be outside almost year around—whether exercising, eating at an outdoor patio, being entertained, etc. In addition, we have allowed ourselves to be let off the hook by having Beacon Hill Park.—the existence of Beacon Hill Park doesn't allow us to ignore the need for green space in the downtown core. Currently, everything seems hardscaped—too much concrete, blacktop, brick. The core needs more mini-parks, areas to sit and relax outside on the grass under a tree with ducks in the nearby pond.

And yes it is so true what you are hearing. Many of us are exhausted by all of the construction that has occurred downtown in recent years. Enough! We need a break. Give us some peace.

Yes, I am rattling on. But please, Mayor and Counsellors, get a grip. This is a troubled development in so many way.

Thank you and best wishes

Paul Eastman

Hi my name is Bob Beaumont. I'm emailing you regarding the proposal for the London drugs location. I understand that it includes a 32 story building. I've seen the renderings and I'm really excited about it. I have lived in Victoria my whole life and my grandmother's grandparents had a farm Saanich in the 1800's. These proposed buildings will bring so many new residents to downtown and will support downtown businesses. So often in the past great proposals like these have been watered down or rejected. I really hope that this proposal gets approved. Feel free to pass my email onto the other city councillors. Thank you, Bob

I've read that the proposed development at Harris Green (involving Yates Market and London Drugs) will have a density greater than anywhere in Manhattan; greater indeed than any place in North America.

We know that the ground underneath much of Victoria is not so stable. Can the ground at this site sustain such a density of development safely?

Sara Chu

Dear Mayor and Council members:

I am opposed to the density of these new developments. Nineteen stories is fine for Vancouver or Toronto, but will kill the charm of Victoria as well as make the downtown core more crowded and thus, more unlivable.

Zero car parking? Is the goal to entrench the entire downtown even further as an addict nirvana/dystopia so that working people, the ones that pay your salaries, will flee to other parts of the island? **And where addicts can bring their stolen bicycles into the building?** This is unrealistic and also discriminates against people with disabilities who may well need a car to be able to get around the city.

I would also like to see the app CERTN being used to screen new tenants in any new development. As things currently stand, due to overly zealous privacy laws in this province, a tenant is unable to find out if a neighbour is a drug addict or criminal prior to moving into a building since most property managers do not screen in order to ensure the building is safe from thieves. No one wants to move into a building with thieves as their neighbours and have their unit broken into and their property stolen.

I do not support these developments in this present form, particularly the density and lack of parking for those with disabilities.

I am also very concerned about how limited community consultation is with respect to these developments and that comments are seemingly cherry-picked rather than all comments being reviewed and integrated into the decision-making process at City Hall.

Sincerely,

--

Carol Auld

Hello,

We are residents and owners of a condo at 845 Yates "The Wave". Thank you for the information recently mailed regarding the development proposal at 1205/1209 Quadra, 910 View, 903/9011 Yates etc. We are greatly in support of this development and look forward to the benefits it will provide not only to us but to Victoria. Wonderful!

Best,
Richard Weninger
Tricia Pearson

More towers the better? Taller towers the better? And after all the disruption, with the promise of 1500 rental suites, will they be affordable to people of modest means or will it mean as in Toronto, 1500 empty suites used as piggy banks for numbered investors from mainland China. It will certainly mean the destruction of London Drugs, a centre piece of Harris Green, and any notion of housing for families: Modest housing such as four to six stories around a central courtyard would be ideal; of course, that would cut into the developer's profit motive which they call "progress" and they consider any opposition as fuddy duddies.

To Whom it may concern,

After reviewing the proposed development notice for the property at: Full City Block including 1205/1209 Quadra, 910 View, 90/911 Yates I have a number of concerns.

1. Urban density is absolutely necessary, I agree. However I cannot understand why Victoria's smallest neighbourhood is the primary target.

2. This massive project is primarily located on Yates Street. Yates Street at present is a truck route and suburban drag strip for those from low density areas wishing to access the cultural vibe of the City centre without having to live there. They flood into the City centre on Yates Street with very little regard for the area residents. The crosswalk midway in the 900 block of Yates is very risky to use, even for the able bodied, never mind children or the elderly. Good luck to the additional thousands of residents, a large number of which will be children, this project will add to the area.

The same can be said of the other corridors that pass through our tiny neighbourhood.

3. Most peoples knee jerk reaction to this development centres around the heights of the residential towers. This is a distraction from the real issue.

I see the real problem being the continuous 5 story podium along Yates Street broken only by a tiny public plaza. It is this podium that will create the canyon like feel at street level, blocking air movement and sunlight at street level. It will also provide amazing reverberation qualities for the already high level of traffic noise. Those who live in this block will get to "enjoy" the traffic noises multiple times.

I live in a residential building across the street from this development. I do not have a sea view or any other spectacular City view I am trying to protect. I look out on a tree lined one storey urban mall. While this view is certainly not one to brag about it does provide a couple of very nice attributes. Open skies and abundant sunlight. Should this development with the 5 storey podium go ahead I will be consigned to a dark canyon, especially in the winter months.

4. The location of the public plaza only benefits one neighbouring building. That being the Manhattan, as it is located directly across from the plaza. The Manhattan will benefit greatly from not being interfered with by either the 5 storey podium or the accompanying towers. The rest of the properties on the north side will suffer from both podium and towers. Oh well, luck of the draw, or is some other influence at work.

5. The artist's rendition of the 900 block of Yates that accompanies the proposal is at best laughable. It must be from very far north to make the monstrosity that are the View Street Towers seem so small. If you view the site from a residence on the north side of Yates the View Street Towers are an immense sky and sunlight blocking entity. Imagine adding a 5 storey

podium and three huge towers.

6. I don't see much if any thought given to making the project more environmentally responsible. No requirements to harvest the massive amount of sunlight these buildings will be taking from their neighbours. No thought of any magnitude given for such a legacy project. Seems more directed at Starlight and their investors' bottom lines.

7. One final item, the proposal cites allowable densities vs proposed densities. Nowhere are the current densities referenced. If current densities were used as opposed to allowable the resulting differences would be staggering.

This a massive project with generational consequences. The City will have to live with this for decades and decades. I think careful consideration is required.

When you blindly forge ahead seeking greater density, you have to make it liveable as well.

Thank You,

Ted Webster
306 - 960 Yates Street

Hi there, Mayor and Councillors,

I am writing about the proposal named in the subject line which according to an article in the June 10 Victoria News includes 5 towers ranging in height from 21 to 35 storeys.

I understand that more housing is needed in our region as the population of Greater Victoria grows, but I would strongly urge you to consider keeping the building height permits to the current 20 storeys tall. I am concerned that if this limit isn't upheld, Victoria will become another city like Vancouver is, where downtown one walks in the cold shadows of huge buildings that block the light and the sky; the experience is somehow dehumanizing and removes me from connection to the world around me. I know Victoria is growing and changing, but I would like us to exercise prudence and caution in densifying upwards to the degree proposed, and to preserve a more livable city with less tall buildings.

Thanks or listening. I would love to hear back about this.

I did try to locate this development on the Victoria online development website under pre-application (CALCUC) and was unsuccessful in doing so.

Thanks so much!
michelle teng
2815 Shakespeare St Victoria BC V8R 4H2

Name: Neil Ridler

Email: [REDACTED]

Topic: General

Phone: [REDACTED]

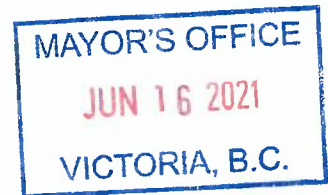
Address: 1603,960 Yates Street, Victoria

Message: I should like to express my opposition to the proposed zoning changes on 900 Yates. To even consider 32 storey buildings in VICTORIA is ludicrous; more than 50% higher than Hudson. It will be Vancouver or Manhattan. It will encourage the momentum towards Langford or Oak Bay. Please have common sense and courage. As an owner on Yates it will not directly affect our property values, but it will spoil the ambience of Victoria.

Date: Wednesday, June 2, 2021 5:56:33 PM

June 11, 2021

To the Victoria City Council,



What motivates developers is profit and ego,
not a sense of place and community.

If you continue with the various projects, Harris Green
will become canyons of faceless steel, glass and concrete
looming over the streets like Dracula; a mono-culture.

Build to scale: If not, I will leave Victoria and
never return.

Citizen Dan
Harris Green

Dear Mayor and Council,

The proposed development at 903,911, 1045 Yates, 910 View and 1205, 1209 Quadra is one of the largest in downtown Victoria and it is key that this development does not damage the character of Harris Green and downtown Victoria.

This development is far too large in scope and does not show any concern or attempts to be a good neighbour or respect the area that they are proposing their development for. It 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. Privately owned open spaces are not even close to the guidelines that they are supposed to be designing within.

Victoria's OCP is already one of the most generous in North America in terms of density. Vancouver's Yaletown neighbourhood is the densest residential neighbourhood in North America and this proposal is 20% more dense than would be permitted in Yaletown. Also, where are the public amenities that other cities mandate?

In addition, zoning approval is being sought now for Phase 2 (the London Drugs block), despite it not actually going forward for several years. As a consequence, approval will exist as a right, even if circumstances change before construction begins.

Downtown residents welcome an increase in the rental housing stock but it is equally important that developments comply with the OCP. The OCP was enacted after significant research and public consultation so to allow a development to proceed that has clearly exceeded this plan is not appropriate and does not respect or acknowledge the public.

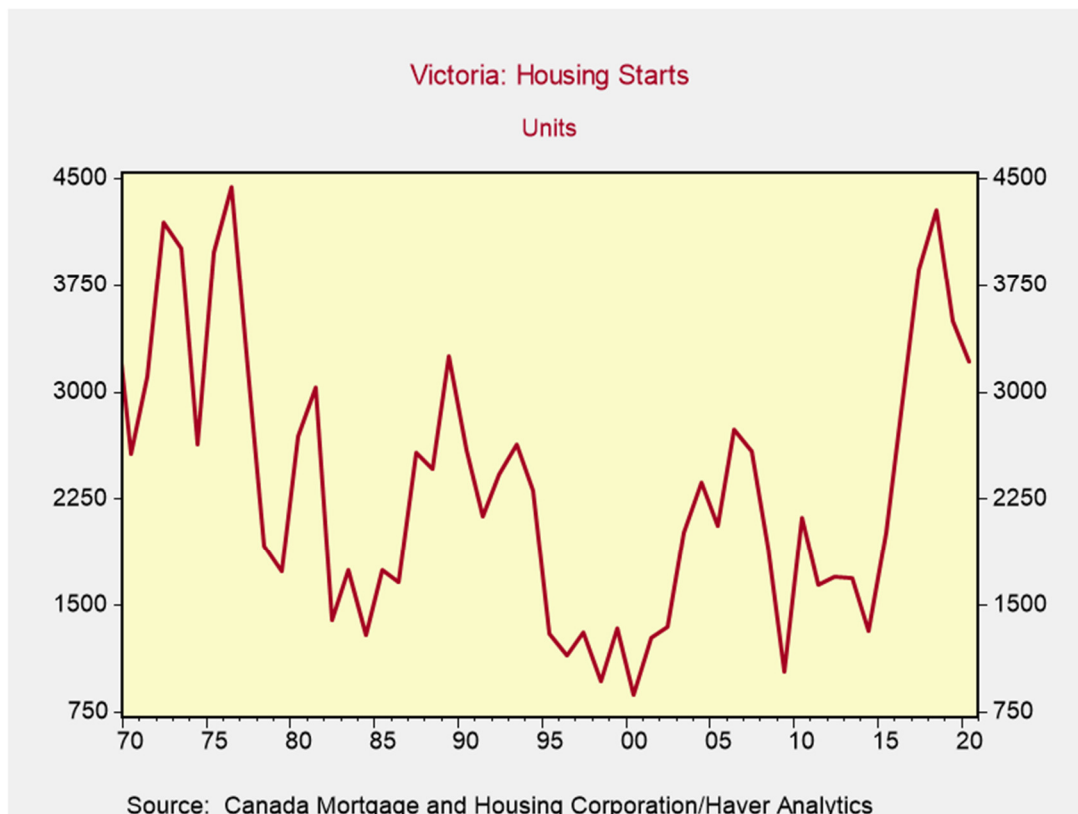
This development must be held to the same standards and expectations that were established to protect the development of downtown Victoria. So send this back to the developer so that they can redesign their project in keeping with the OCP.

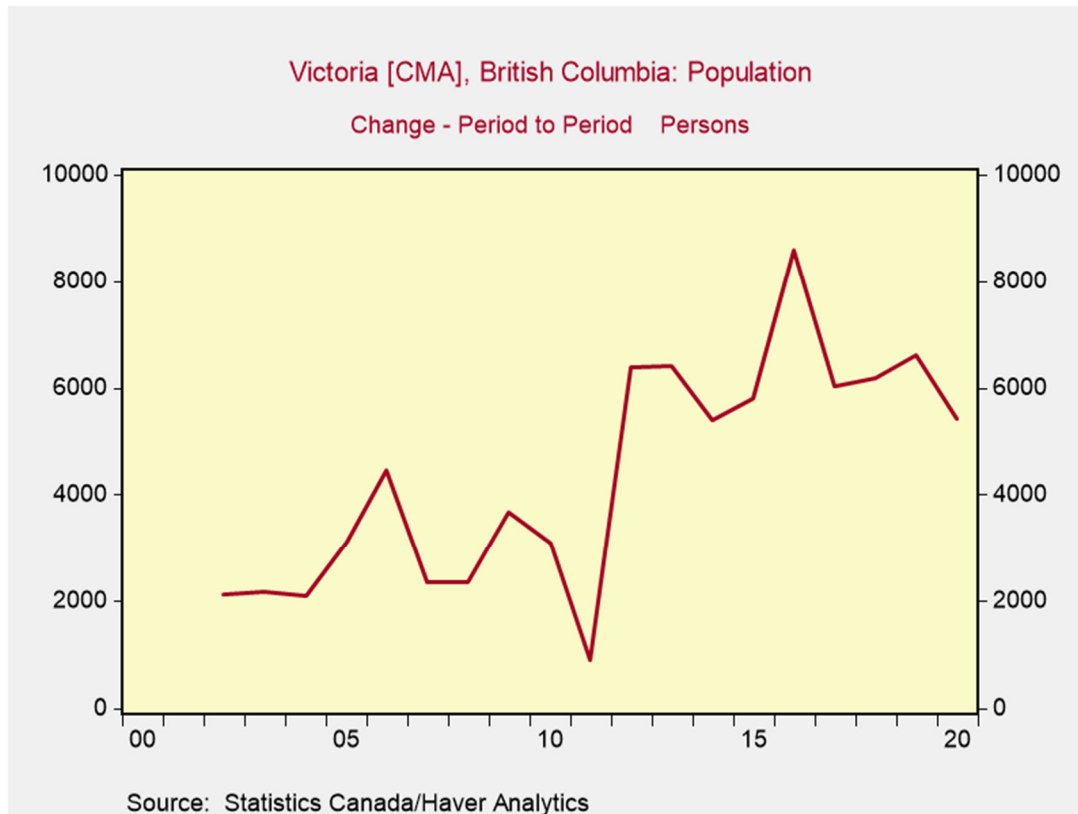
Sincerely
Diane and Peter Chimich
#1601. 788 Humboldt St.
Victoria

Mayor and Council,

I'm David Grypma, a downtown resident and an economist by profession.

I am strongly in favor of the starlight project because of how much it increases rental supply over a relatively small footprint. Building tall and dense is an efficient way to increase the number of rental units on the market, which is the only way to achieve healthier prices.





Housing starts were relatively low in the 1980s until the housing boom starting around 2015. That may have been sustainable for the population growth at the time, but Victoria is now averaging between double or triple the population growth as it was in 2000-2010. The number of housing starts needs to reflect this, and it's going to take buildings that take increasing supply seriously, like Starlight, to achieve affordable housing for a growing city. Housing development needs to be even more aggressive than it was in 2015-2020 because even at that level of building, prices still skyrocketed.

Population growth and the level of housing supply is the driver of housing prices. If the leaders of our city are serious about affordable housing, aggressively increasing housing supply of all types of housing is necessary.

Thanks,

David

I read that the density being proposed for the Harris Green site (London Drugs, Yates Market etc) will be the highest in North America; higher even than downtown Manhattan.

This sounds like an insane move to me. Please do not allow it.

Sara Chu

Proposed towers need to be significantly reduced in height. We do not want to turn into another Vancouver. Maintain present height restrictions in Harris Green which are appropriate and in scale with existing high rise buildings. Byron Wolfe

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 don't like 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 Proposal.

Carol Jenkins

To whom it may concern,

I am formally requesting approval to be heard at the Victoria city council meeting regarding the proposed land use development

which includes the Market on Yates, and put forward by Harrisgreen / Starlight development and suggests a possible 32-story building.

I am an affected resident and I live next door. And I have strong opinions to share on this matter.

I await your response, and please confirm receipt of my request.

Regards

David Brownridge

Hello,

I am writing to oppose the projected development. I believe the development should either be within the Official Community Plan (OCP) limits or at least close to them. The Starlight project is not even close.

Thanks

Fiona Macleod

Hi there,

I live within 200 metres of this proposed development (Full City Block Including 1205/1209 Quadra, 910 View, 903/911 Yates, Half city block Inc. 1045 Yates). I have a few concerns with the new proposal being submitted:

(1) Number of Storeys - Zoning requirement proposal is asking to increase height from 5-13 storeys to 21-32 storeys. This is a large increase compared to other buildings in the area and will take away from the low rise feel of the surrounding neighborhood. I think that capping this building height is important and it should not be increased to such a height.

(2) Site coverage - Site coverage is also increasing. It is important to keep as much greenspace and landscaping as possible to keep this area's neighbourhood vibe. This is important for the long term appeal of Victoria's downtown neighbourhoods.

Thank you for considering my input as a nearby property owner. If you have any other questions, please let me know.

Thank you,
Hanna Verhagen
989 Johnson Street

To Whom It May Concern;

I am writing to address the proposed development at address cited in subject line. I have lived in Victoria my entire life (which is knocking at the door of 63 yrs.) I am not here to represent the viewpoint of one that doesn't recognize the need for change and evolution and therefore insists the city remain "Unchanged." The proposals for these two sites I believe are ill-advised. While it is true there is a need for housing to support a growing population (and to house many people that are here and currently un-housed), developments of this magnitude are not in keeping with the essence of what it is to live in Victoria. Sure, they will secure an appreciable tax-base in a "high-density" scenario, but I believe the moratorium on building heights in the downtown core should be upheld - to preserve quality of life in Victoria. The inherent charm of Victoria can and will rapidly vanish if it is just handed over carte blanche to Vancouver developers and their ilk. One only needs to visit the lower mainland which has deteriorated vastly due to urban sprawl, to determine that's not the direction I want my hometown taking. If these currently proposed developments go through ... it will set a precedent and become the thin edge for unbridled development. I don't want to walk concrete canyons through the downtown core - devoid of skyline, green space or any connection to the surrounding world. "Major" cities elsewhere in the country, North America or anywhere in the world, should be harbingers of warning - not examples to emulate.

Development for developments sake - may benefit a few, but it comes at a great price to many more (one only need look at Langford to see the unmitigated madness - no towers yet, however to me it is a cut from the same bolt of cloth, "over-development.

Thank you for considering my submission.

Sincerely;

Rob O'Neill

#204 - 1055 Hillside Ave.
Victoria, B.C.
V8T 2A4

Goodmorning,

I tried to access [Victoria.ca/detracker](https://victoria.ca/detracker) to comment on this development proposal but received an error message 500. If this email is required to be sent to them as well, please forward it for me.

I live in The Wave at 845 Yates Street and am opposed to this development. I understand development is necessary but to what degree. The streets have become so congested with new development and I do not see the reason for the height restriction variance which only means more congestion. My understanding is that height restrictions were put in place for a reason. As it is we are being surrounded by a number of large buildings such as Yellow and Chard Developments across the street from us. What are the road changes, etc the city will implement to handle the increased traffic?

If this building comes up I will now lose the sunshine and view from the east and likely more wind funnels will occur. As it is my western side has been affected by The Yellow which I understand was not built to the initial plan agreed upon. Correct me if I am wrong. Why is it necessary to have all these tall structures within such close proximity? It feels like a more natural environment to have a lower structure such as what exists now in this space rather than tall buildings upon tall buildings. I understand the city will be able to collect more tax revenue etc but at what expense to all involved who live here?

I could express more but I think I have said enough for today to try help you understand this from my point of view. I am totally against any tall structures being built in the 900 block.

Sincerely,
Susan Malkoske

I am a resident of downtown Victoria living on Johnson Street.

I am opposed to the Harris Green development as it is proposed.

We do not need this level of density. Nor do we need the height of the towers 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. You 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..

Thank you
Ian Munroe

I am a long term resident of James Bay and Fairfield and have worked in the downtown core for 40 years.

I strongly support the principles set out in the downtown core area plans (Official community plan). For that reason, I strongly oppose the development proposed for the London drug block. Three towers in the heart of the residential mixed use area known as the neighbourhood of Harris Green is contrary to the official community plan and to the whole concept of the city being made up of communities. There are already so many towers which have or are being built in this area and the proposed development is inconsistent with these residences. Enough!

Our city is of course under pressure to provide more housing but let's not turn downtown into a bedroom community without spaces to walk, meet, connect, shop and feel at home. The proposed density of housing that would be created by this proposed development is antithetical to the current open largely retain space. It would act as a deterrent to coming to a downtown dominated by towers and further take away from a downtown filled with unique stores and restaurants that encourages you to walk just one more block to see what's there. For whatever reason, citizens resist shopping in the main floor of a tower.

More publicly owned green space is needed, not more concrete. Instead increase the density of the residential neighbourhoods by encouraging garden suites and divisions of larger homes to create more rental space. And instead of towers, all inconsistent with the permitted zoning restrictions, use this space as an imaginative architectural community space with some housing, retail and community spaces all enhanced by green and light.

For these reasons I oppose the development proposed for the London drug block. I understand that the proposal is not for immediate implementation so we have time to properly consider the intent of the planning already done and not to proceed right away.

Yours sincerely,

Lisa J. Cowan
Barrister and Solicitor
1245 Oxford st., Victoria

From: Livia Meret

To: City of Victoria
Mayor and Council

428 Kipling Street

Victoria, BC,

V8S 3J8

June 19, 2021

RE: Development Proposal for 1010-1020 View Street – Harris Green

Dear Mayor and Council,

This is to register opposition to the re-development currently proposed for 1010-1020 View Street (Harris Green). I am dismayed by the sheer mass of what is proposed for the site, particularly the proposal to include a building of 32 storeys.

Walking home from work downtown week days along this and other downtown streets, whether that be Johnston, Yates, Fort, View Streets (and on and on), what is most concerning is just how extensive the high rise development has become within the City to the detriment of the City's livability. It is very reminiscent of what happened in the West End of Vancouver years ago but, at that time, then Mayor Pollen managed to prevent Victoria from becoming a concrete jungle. Unfortunately, with the pace of development over the last few years, Victoria is becoming just that. High rise development creating shadow and wind tunnels, dwarfing everything around.

At this critical junction, City representatives are expected to stand firm and to be prepared to recognize that turning the Cityscape into a concrete jungle is not an acceptable response to our current challenges, whether that be lack of affordable housing, homelessness, loss of green space, loss of parking space, and loss of public amenities.

In that regard, any departure from the current Official Community Plan (OCP) zoning and land use requirements existing for that site should not be tolerated. OCP's should not be given "lip service" as something to be

worked around. Nor should they only be “official” until the next developer comes along. They are intended to guide development not by exception but by application. This is true throughout the City and particularly in those streets where development is occurring at a blistering pace.

There is absolutely no reason why OCP standards should not apply, both in terms of height, density and parking requirements. When travelling downtown to work, I routinely walk, sometimes drive, sometimes bus to and from home. From personal observation, there’s already a lot of development happening in those blocks.

The sheer mass of the proposed re-development will bring more challenges now and into the future. The “horse trading” that is going on to achieve affordable housing is a travesty. The idea of some limited reduction on rent for a limited number of years only pushes the problem out to another time when the situation is likely to be even worse.

Also, a limited reduction in market price to accommodate sales to the middle class doesn’t do it either. Not many citizens will meet the threshold for combined salaries to qualify. Rather, co-operative housing, as was done in past, with monthly payments means tested would be much better. And, as was done in James Bay, the buildings do not have to be 32 storeys; several stories would do.

Once again, it would be very discouraging to see yet another development approved which would overwhelm the existing neighbourhood. Too high, too dense, too many unnecessary relaxations of City requirements including setbacks, height restrictions, massing on site, etc. At this rate, all of those blocks are going to be solid with high rise buildings with little green space or public amenities for citizens to enjoy.

With construction projects, including many high rises everywhere in the City core including in the immediate vicinity, the City must be thoughtful in how it approaches proposed developments. The City’s residents deserve proper respect, including proper application of OCP principles.

Given the extensive development that has occurred in the City only in the last 5 years, with more of the same proposed for the next 5 years, existing residents are and will be paying the price in terms of loss of community, loss of amenities, loss of green space, etc. And for what market? Much of what is proposed, including at this location and elsewhere is altering the

Cityscape to the detriment of its livability, accessibility and urban environment.

There's a reason why development is proceeding at such a pace: a proverbial gold rush fueled by expectation of increased profits tied to whatever OCP amendments will be secured. This should not be allowed to dominate over the public interest as protected by the OCP. Most of what is proposed is largely at market prices, not the much touted "affordable" or "family" housing required for the longer term. Even in the case of what is claimed to be affordable or for the missing middle, the concessions that the City makes far exceed what is received in return.

It is notable that other northern countries with big cities but historic centres (such as Copenhagen, Oslo, Stockholm) have managed not to overwhelm them by maintaining a ceiling on development height so as not to overwhelm their historic buildings while still achieving density in downtown areas. If they can do it so can the City of Victoria. It's time to stop development that is not harmonious with or that overwhelms surrounding neighbourhoods!

Finally, the comments in this letter apply equally to other proposed developments all along View Street, Yates Street, Fort Street, Douglas Street (e.g. proposed Telus Building), Blanshard Street, Cook Street. The list goes on and on and on...just look for the cranes, then imagine high-rises end to end. Not an ideal Cityscape...the City deserves a break and certainly not more and more and more development of this density! And, certainly not 32 storeys!

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Meret' with a stylized flourish at the end.

Livia Meret

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. 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 LRT 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.

Daniel

Mayor Helps and Council.

I've read with interest the proposed Starlight developer's plan for redevelopment in the Harris Green neighbourhood. I have vehemently opposed this in my survey, and now wish to place a written letter before you, take heed making this very important redevelopment proposal for our city.

Victoria is losing our vitality, during the twenty plus years I have chosen to make this my home, and have seen development after development railroad through council, with little thought to the urban congestion these cause. 32 tower building will be the nail in our coffin.

Many of my friends are considering moving out of the city. Most will not come downtown, no parking, so they shop in the suburbs. Downtown will eventually cease to be appealing, it's already panhandling heaven.

I am downtown advocate, a paying taxpayer, but I'm wearying. Intense congestion, poor planning, no real future planning for railway transport.
Let's try to look to the future and learn lessons from our past.

This isn't Vancouver, or other Big city. We're unique, let's not lose sight of that.

Eileen Bennett

dear Mayor and Councillors,

re Starlight development proposal:

i can not imagine that you would actually consider approving the proposed Starlight project, and i very strongly feel that you should not!

it is extremely hard to even imagine what that would look like:

five towers of 21 to 32 storeys high, covering 1 1/2 city block and double what the COP allows. I understand that it would be 20% more dense than Yaletown in Vancouver, which is the densest neighbourhood in the whole of North America. Insane!

what does this project really offer the city, it's people, it's liveability ?

please, please reject the starlight proposal.

sincerely,
hanny pannekoek

4651 sunnymead way, victoria, bc, V8Y 2Y4

Dear Mayor and Councillors,

I am writing to voice my objections to the Starlight Project. I believe the buildings are too high and are on a scale that is out of keeping with the character of Victoria. We are not Vancouver. The size will lead to too many people in too small a space and overwhelm the downtown. I am also concerned about the lack of amenities offered by the developer. Where are the green spaces, playgrounds, community centre?

I do not agree with granting approval for a second phase until we see how the developer performs the first phase.

In short the City is giving too much and getting too little for the community. I urge you to go back to the table and negotiate a better deal for the people of Victoria.

Virginia Miller
304-525 Broughton St.
Victoria
V8W 3E2

Good afternoon

This development proposal does not meet the OCP guideline..The proposed towers are well over allowance. This will set a precedence,such as Pluto's development permit has done,being 40 % more than the OCP.The last development application for ?(can't recall) stated this is only 2 blocks from downtown,and so should be able to cherry pick an increase in height,density,etc..Very concerned this neighborhood will become a wall of towers .Also requesting a dp now, for some year in the future, is not good management of the area...12% open space.... Is the rain garden and rooftop patio included in that percentage? New rental accommodations will also be forced to charge a higher rent, Condo fees and city taxes are much higher than outlying areas. Living in Harris Green for 28 years, I have not seen any new community space, other than the community garden, which is unsuitable for building.. The green has been taken over time and again,Structures as large as a car, dozens of tents,small businesses forced out of the area.. Safety,security,and a pleasant area have been an ongoing concern.,and very expensive in police,city workers time and wages.

Catherine Brankston
314 999 Burdett Ave
Victoria BC
V8V 3G7

The city of Victoria lacks transportation & government support services to support a population the size that this project would bring. It goes against the OCP & would significantly reduce quality of life in Victoria. It is more appropriate for a large city not a city of Victoria's scope.

Regards,

Jacqui Balfour

The Starlight Project, in my opinion is not suitable in the slightest for the city of Victoria. When viewing the greatest tourist and most pleasant experiences of visiting cities around the world, most satisfactory are such as Paris which does not have high rise buildings downtown. High rises are on the outskirts of that city.

There are already too many tall buildings here and it is making Victoria a less desirable place to visit and to live. I support bicycle paths and right of ways, but they will be blown off the bikes with the wind tunnels created by so many tall buildings.

Do not allow the Starlight project to go ahead.

Margaret Mills

Dear Mayor and council:

I am a resident of Regents Park East Tower and wish to comment on the above Proposed Development. There have been many changes to our neighbourhood in the six years I have lived here, and I am shocked at the changes proposed in these two developments. The two buildings that comprise our strata corporation are surrounded by beautiful gardens which, I assume, were a requirement of the current City Council at the time they were built. The new buildings, and the proposed ones, do not include large areas of landscaping, which is contrary to our belief in Victoria as a city of gardens. The proposed high-rise buildings will over-shadow the existing neighbourhood, creating problems for our existing gardens and the balconies of neighbouring buildings.

I would ask that the Council consider limiting the height of the proposed buildings -- the changes to the existing zoning requirements are extensive and are out of scale with our neighbourhood. I have read the reports of the increase in population envisaged in Victoria, but see huge buildings being erected in Victoria and the surrounding municipalities. Some new and proposed buildings are offering incentives to people considering to rent or buy.

Surely we don't want Victoria to become another soulless North American city.

Thank you.

Patricia O'Brian.

COMMENTS ON THE STARLIGHT DEVELOPMENT FOR HARRIS GREEN

TOTALLY OUT OF SCALE

Dear Mayor, Council and Planners,

Thanks for this opportunity for a resident to highlight some serious issues with this project.

Although this Focus Magazine opinion seems extreme, I think we really need to think about the effect(s) of proposed changes to Harris Green by this development that is the most extreme of the proposed developments in this area.

[900 and 1000 blocks of Yates Street - Controversial developments - Focus on Victoria](#)

Zorth hovers, sees opportunity, colonizes

Gene Miller

December 21, 2020

...The company, of course, is not open to all possibilities, but only those that align with its business mission and practices, its sense of how to manage risk and ensure handsome profits; and this accompanied by a transient's disinterest in the particular identity and trajectory of this community and city....

... Do you really think the inhuman monstrosity you're proposing does anything to advance the singular aims of the people of this city, or the potential for improved and increased citizen identity, not to mention Victoria's distinctive physical signature? Have you spent any time figuring this place out, or is this just another dirt play for Starlight?"...

... Buildings like the ones proposed are disconnected from the city's experiential plane and both produce and add to an atomization of residents who are divorced physically and energetically from the life of the streets and the city. This is the symbolic code of such development: to reinforce and intensify physical and social isolation, to disconnect and weaken human community, to de-citizenize....

... What are they fighting for?

The answer, I think, is memory, social memory. These days there are powerful trends and forces set against public memory, designed, however unwittingly, to obliterate memory, which is to say a community's cultural compass, its map to navigate the future....

... In the face of such trends, does it really make sense to give up on community self-authorship? Do you, in a decade, want to wake up in anywhere...or in Victoria?...

Comparing the project overview in 2020 and 2021

From: Starlight Harris Green Rezoning Booklet January 30, 2020
Starlight Harris Green Rezoning Booklet March 2021 p. 39 on right

	900-block Yates West	900-block Yates East	1045 Yates	Total
Existing Zone	R-5, R-9, R-48 / S-1	R-5, R-9, R-48 / S-1	S-1	n/a
Proposed Zone	CD	CD	CD	n/a
Site Area (m²)	4,982	8,545	6,337	19,864
Floor Area (m²)	32,405	48,635	38,360	119,400
Commercial Floor Area (m²)	5,335	2,146	3,102	10,583
Floor Space Ratio	6.50	5.69	6.0	6.0
Site Coverage (%)	71.6%	71.6%	85.5%	n/a
Open Site Space (%)	28.4%	28.4%	14.5%	n/a
Height of Buildings (m) (maximum)	80.7	90.5	61.5	n/a
Number of Storeys	25, 6, 5, 4, 1	28, 24, 6, 5, 4, 1	19, 17, 6, 5, 4, 1	n/a
Vehicle Parking Stalls	385	517	423	1,325
Bicycle Parking Spaces (class 1&2)	567	886	691	2,144
Building Setbacks				
Front Setback (m) - Yates	1.5	1.5	1.5	n/a
Rear Setback (m) - View	3.0	3.0	3.0	n/a
Side Setback (m) - Quadra	2.0	2.0	n/a	n/a
Side Setback (m) - Vancouver	1.5	1.5	n/a	n/a
Side Setback (m) - Cook	n/a	n/a	1.5	n/a
Side Setback (m) - West Side	n/a	n/a	0.0	n/a
Residential Use Details				
Total Number of Units (approximate)	380	650	492	1,522
Unit Type	Studio, 1/2/3 BR Apt, TH	Studio, 1/2/3 BR Apt, TH	Studio, 1/2/3 BR Apt, TH	n/a
Ground-oriented Units (approximate)	20 Ground; 30 Podium	20 Ground; 30 Podium	10 Ground; 20 Podium	30 Ground; 50 Podium
Minimum Unit Floor Area (m²)	42	42	42	n/a
Total Residential Floor Area (m²)	26,034	44,576	33,718	104,327

	900-block Yates	1045 Yates	Total
Existing Zone	R-5, R-9, R-48 / S-1	S-1, R-48	n/a
Proposed Zone	CD	CD	n/a
Site Area (m²)	13,527	6,337	19,864
Floor Area (m²)	81,162	38,022	119,184
Commercial Floor Area (m²)	7,481	3,030	10,511
Floor Space Ratio	6.0	6.0	6.0
Site Coverage (%)	71.6%	84.0%	n/a
Open Site Space (%)	28.4%	12.0%	n/a
Height of Buildings (m) (maximum)	90.5	71.2	n/a
Number of Storeys	32, 29, 28, 5, 4, 3, 1	21, 20, 5, 4, 1	n/a
Vehicle Parking Stalls (approximate)	943	346	1,289
	Per Schedule C or as varied at time of Development Permit with appropriate TDM measures		
Bicycle Parking Spaces (approximate)	1,468	658	2,126
Building Setbacks			
Front Setback (m) - Yates	2.0	2.0	n/a
Rear Setback (m) - View	3.0	3.0	n/a
Side Setback (m) - Quadra	2.0	n/a	n/a
Side Setback (m) - Vancouver	2.0	n/a	n/a
Side Setback (m) - Cook	n/a	2.0	n/a
Side Setback (m) - West Side	n/a	0.0	n/a
Residential Use Details			
Total Number of Units (approximate)	1,058	510	1,568
Unit Type	Studio, 1/2/3 BR Apt, TH	Studio, 1/2/3 BR Apt, TH	n/a
Ground-oriented Units (approximate)	20 Ground; 20 Podium	6 Ground; 15 Podium	26 Ground; 35 Podium
Minimum Unit Floor Area (m²) (approximate)	35	34	n/a
Total Residential Floor Area (m²)	70,732	33,836	104,568
Amenity Floor Area (m²)	2,949	664	3,613
Daycare Floor Area (m²)	n/a	492	492

Note: the building heights. The buildings are actually taller since they are on a podium of townhomes and retail space. They are the tallest structures in the area. The need for this height is not clearly justified. Note the additional stories and the smaller units. Most of the sites will be covered, especially for 1045 Cook. This is far more than the recommended coverage of ~60%.

Zoning

900-block Yates: R-5, R-9, R-48 / S-1, S-1

1045 Yates: S-1, R-48

Change to CD throughout

Note:

There is no clear explanation of what the CD is other than an acceptance of the zoning booklet?

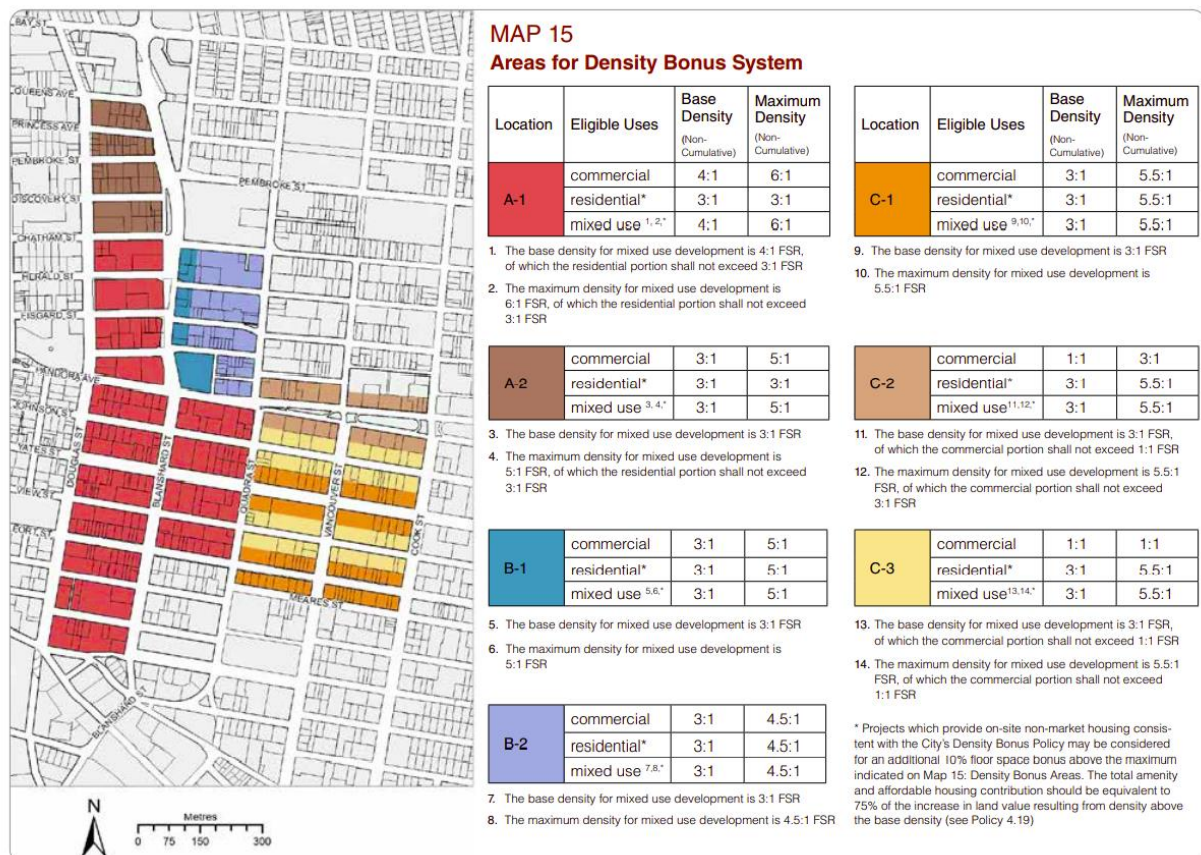
Note:

Downtown Core Area Plan 2011 updated 2020

https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/Local~Area~Planning/Downtown~Core~Area~Plan/DTCP_book_web.pdf

p. 39

This development is in the Bonus Density Area as shown with C-2 and C-3.

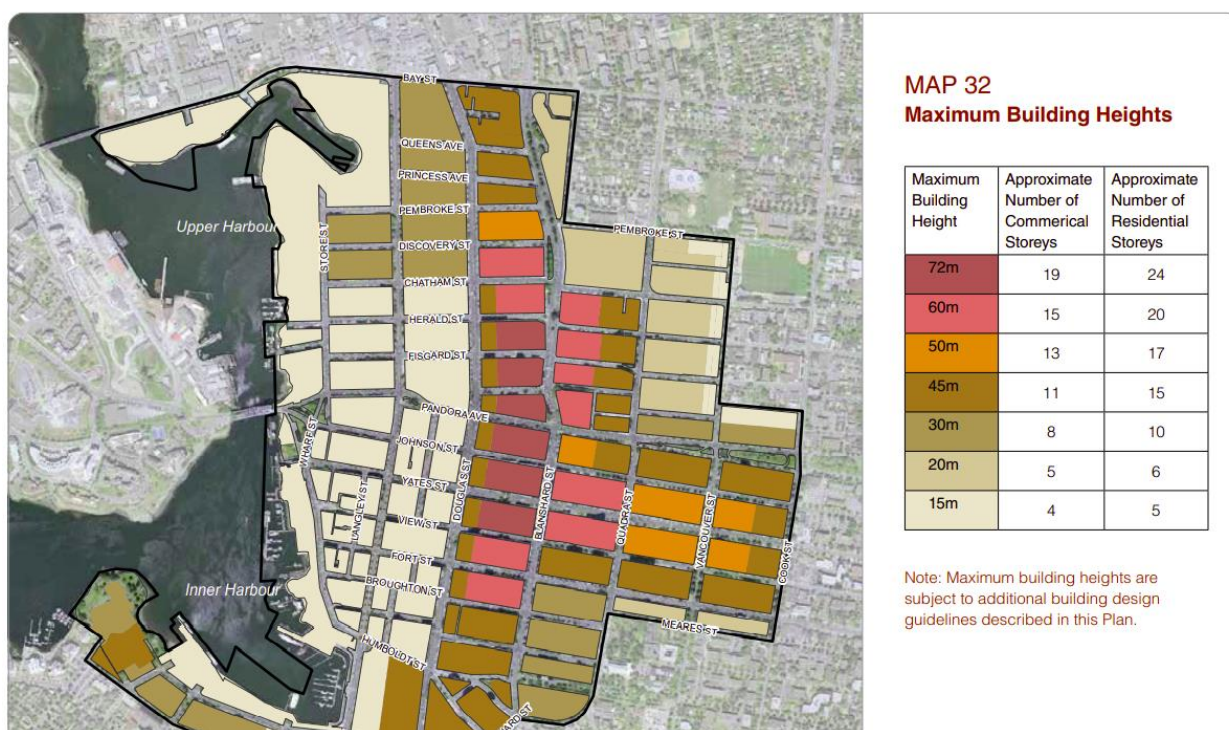


The developer has not provided any rationale about non-compliance with C-2 and C-3. Furthermore, the developer is not providing any non-market housing so is not entitled to the additional floor space bonus.

Maximum Building Height

p. 89

Note: this is 17 storeys- residential- NOT the heights proposed by the developer.



Special Restrictions

Note: The Vic Map shows 4 Special Restrictions on the 900 Block Yates site. What are they? We need an explanation of how the developer will deal with these.

<https://maps.victoria.ca/Html5Viewer/index.html?viewer=VicMap>

Buildings Massing

Note: the massing of existing and proposed structures along View and Yates. The Starlight parking will enter and exit on View along with all the other buildings' tenants: View will become a dangerous congested street.

Note: the other existing and proposed buildings on Yates and Cook have not been added to the diagram minimizing the effect of massing of these other buildings on the landscape. There needs to be a model of the entire region showing all of these buildings; do we want our city to look like this?



For more on the massing of local buildings see Rezoning booklet p. 12:

The Harris Green neighbourhood is the closest residential neighbourhood to downtown with its wide range of amenities and workplaces, some 5-10 minutes' walk to the west. It is also well connected to the surrounding neighbourhoods and amenities to the north, south, and east by a contiguous street grid.

Harris Green has a well-balanced mix of uses – including residential, commercial and institutional– in close proximity to one another that encourages walking and cycling between uses and gives the neighbourhood a local feel that is distinct from the downtown, with its higher proportion of tourists and office workers.

The scale of buildings is in transition, however, as larger mid-rise buildings and high rise buildings have been developed in response to the neighbourhood's central location.

Note: although the city has proposed increased influx of people into this area how do we know that people will actually want to live in something that looks like Yaletown. The development is not in response to the neighbourhood's central location: it is the developer's intent to dominate this area with structures that are higher than the other new buildings to maximise profit in market housing.

Massing & Height

Harris Green Rezoning Booklet p. 43, 74

The massing model shows how the buildings and open space fit with the surrounding buildings and streets and contribute positively to the neighbourhood's urban fabric.

Note: Please explain how this massive development contributes “positively” with all the other high rises in the area (that will be lower than this but still exceeding the zoning requirement).

See also:

Harris Green Urban Design Manual 2021

p. 16

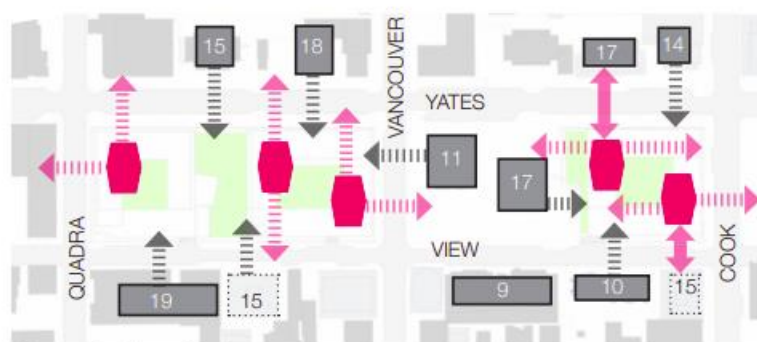


Diagram 3 - Tower Offset

Grey boxes indicate existing or approved buildings above 9 storeys. Dotted lines indicate development proposals that have not received approval at the time of writing.

Note: the height of the surrounding buildings are certainly closer to the height restrictions than these buildings. Not sure why the developer is not compliant. This is a clear example that other developers are attempting to comply with height restrictions but Starlight has no intention of doing so.

View Studies

Harris Green Rezoning Booklet p. 105-111

Note: See how this development has a serious impact visually on the human scale particularly the 1045 building and the effects of the total development and other similar developments on View St. City Council and Planners **must** look at the totality of these buildings and their dehumanizing effect.

Tree Management Plan

Harris Green Rezoning Booklet p. 70, 97

Note: The tree management plan (sic) means removing ALL the mature trees in the area of both buildings (except maybe the chestnuts on Cook). The developer is making NO attempt to retain the existing tree canopy. This total lack of consideration for maintaining a mature tree canopy as part of the urban forest shows the developer is not interested in this at all as this is an inconvenience. The mature trees should be retained and would enhance the bleak “amenity” ie the plaza they are proposing. People were sitting under this mature set of trees today. They should not be destroyed. If the developer is forced to retain the chestnuts on Cook why not the trees in Harris Green?

Soil Removal

Note: the underground parking of this and the other buildings will require the removal of hundreds of truckloads of soil. Where does this soil get dumped? This is Victoria’s (and other urban development) dirty secret to dump its waste elsewhere. The soil at 1045 is probably contaminated.

June 12, 2020 Letter to council

Re: Revised Rezoning & OCP Amendment Application for Harris Green Village (903, 911,&1045 Yates Street, 910ViewStreet, 1205& 1209Quadra Street)

In addition to clarifying and expanding on the urban design rationale, the project has introduced an affordable housing component. Starlight Developments is critically aware of the City’s priorities on the provision of affordable housing. It has taken an in-depth analysis to determine the financial viability of a rental project to include an affordable housing contribution given the other important amenities that include:

...

As part of this proposed development, Starlight is proposing an additional 0.5 FSR of residential floor area beyond what the DCAP had contemplated for these sites (from 5.5 to 6.0 FSR). We are pleased to note that this additional residential floor area makes it possible for Starlight to include affordable rental units in the development. Fifteen percent (15%) of the additional floor area, representing approximately 23 units (or 22% of the first phase units), will be offered at median income affordability per the Victoria Housing Strategy 2016-2025, Phase Two: 2019-2022 report. [emphasis added] Median income rents, by unit type, from the table titled Affordable Maximum Rents by Bedroom Size and Income Bracket were used.

Note:

23/510 phase 1 units

22% of 510 units in phase 1 is 112 units in 1045 [phase 1]. 23 units is 5% of 510 units

This is hardly an amenity donation to the city where affordability is spending 30% of income on housing. This is a cynical gesture by the proponent.

More on how serious the non-market and low market housing is: the developer has no concern for this population:

Victoria Housing Strategy 2016-2025, Phase Two: 2019-2022 report

https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/Housing~Strategy/The%20Victoria%20Housing%20Strategy_Phase%20Two_FINAL%20Web.pdf

p. 47-48


Housing Targets

The City has two types of housing targets: housing affordability targets, which establish the appropriate household income thresholds and rents for affordable housing units, and housing unit targets, which are the number of units required on an annual basis to meet the current and future housing needs of Victoria residents. Both the affordability and unit targets have been updated for Phase Two.

Housing Unit Targets

The City of Victoria sets housing targets as part of our overall planning for new housing. These targets provide a high-level estimate of the anticipated future demand for housing at different points along the housing continuum and will help to ensure we will have an adequate supply of housing to meet the range of existing and emerging housing needs of Victoria residents.

Housing Unit Targets, City of Victoria 2019–2024



	Non-Market	Low End of Market Rental Housing	Market Rental Housing	Affordable or Entry-level Ownership	Ownership	
	RENTAL HOUSING			OWNERSHIP		TOTAL
	Very Low Income	Low Income	Median Income	Moderate	Above Moderate	
INCOME THRES HOLD	<\$19,999	\$20,000 to \$34,999	\$35,000 to \$54,999	\$55,000 to \$84,999	\$85,000+	
5 YEAR TARGETS	442	448	527	615	768	2800

Note: the total for market rental housing for the 6 years is $527 \times 6 = 3162$ units. Starlight will be building 1568 units. What will be the capacity of all the other buildings in the area and will there be overcapacity given the market rents all these developers will be charging? Has someone figured out how many of these buildings we will actually need and how do we know there is a demand for this type of housing?

Note:

Housing Needs Assessment

[Housing | Victoria](#)

In 2020, the City participated in the CRD's Housing Needs Assessment City of Victoria, October 2020 (Housing Needs Assessment [PDF - 5 MB]), in accordance with Section 585.31 (1) of the Local Government Act, which requires that all local governments complete housing needs reports by April 2022 and every five years thereafter.

Key findings from the report include:

21% of Victorians are in Core Housing Need, a higher proportion than the CRD (14%), British Columbia (15%), or Canada (13%) Renter households reported incomes that were 45% lower than that of owner incomes (\$41,152 versus \$78,673)

As of 2020, there were 938 households on BC Housing's waitlist for Victoria

Between 2005 and 2019:

Average home sale price increased between 80% (for a Condo Apartment) and 111% (for a single-family home) Median rent increased by 68% for a one-bedroom unit and 81% for a three-or more bedroom unit

CRD's Housing Needs Assessment City of Victoria, October 2020

<https://www.victoria.ca/EN/main/residents/housing-strategy/housing.html>

P. 39

Non-Market Housing

As of 2019, there are a total of 5,795 non-market units where BC Housing has a financial relationship (Table 6). Most of these units are for seniors and then family housing. As of March 31, 2020, there were 938 households on BC Housing's Housing Registry for Victoria, including 245 families, 378 seniors, 230 people with disabilities, 51 individuals needing wheelchair accessibility, and 34 singles

p. 42

Housing Indicators

Statistics Canada collects data on housing indicators to show when households are not meeting three housing standards: adequacy, affordability, and suitability. These are defined as follows:

- Adequate housing is reported by the residents of the home as not requiring any major repairs.

- Affordable housing has shelter costs that are less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements. 16

In Victoria, the proportion of households living in unsuitable or inadequate homes have increased slightly over the past three Census periods. Households experiencing unaffordable housing costs increased 2% in 2011 before returning to 2006 levels in 2016.

Affordability is the most common housing standard not met in Victoria, typical of the regional and provincial trends. 33% of all households in 2016 spent 30% or more of their income on shelter costs, including 42% of renter households and 20% of owner households. A higher proportion of renters than owners live in unsuitable dwellings (Figure 37).

p. 56-57

4.5.4 Projected Households by Bedroom Type Needs

Due to the concentration of household growth in couple-without-children and non-family households, approximately 49% of households added in each of the 2016 to 2020 and 2020 to 2025 periods (Table 19 and Table 20) are expected to be able to be housed appropriately in bachelor or 1-bedroom units.

TABLE 20 PROJECTED ADDITIONAL HOUSEHOLD NEEDS BY BEDROOM TYPE, 2020-2025

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	421	421	0	841
Families with Children and Other Families	0	168	336	504
Non-Family	933	467	156	1,555
Total	1,354	1,055	492	2,900
% by bedrooms	47%	36%	17%	100%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom C&D Population Projections

Note: the projection of 2900 units x 6=17400 units. Has the city decided to concentrate all of these units in the downtown core? People need to be given a choice of where to live and not driven to market housing as determined by developers and the city. Developers MUST be required to work with BC Housing and non profits to address the non market and low market sectors.

June 12, 2020 Letter to council cont.

Re: Revised Rezoning & OCP Amendment Application for Harris Green Village (903, 911, & 1045 Yates Street, 910 View Street, 1205 & 1209 Quadra Street)

Existing Residential Units

A request was made to identify the number of bedrooms in the existing small residential component of the 900-block site. There is a total of 15 units comprising 12 one-bedroom and three two-bedroom units. Starlight is mindful of its obligations to existing residential tenants, and to providing a respectful relocation plan in keeping with the City's Tenant Assistance Policy. The location of the apartment units is

not part of the first phase of development, and there is a minimum of four years before any relocation planning is required. In many respects, Starlight is better equipped than many developers to provide seamless tenant transitions because of its management strength and other existing rental projects in Victoria. Starlight has communicated with these current residents and will continue to keep them well-informed as the project progresses

Note: the City should ask for a clear plan for these tenants and ensure that Starlight does not renovate other tenants in the many rental buildings they currently own to rehouse the soon to be evicted tenants.

Wind Study

A wind study has been prepared by Rowan Williams Davies & Irwin of Guelph, Ontario, in which a scaled model of the project was produced and placed in a wind tunnel to determine wind implications and conclusions. The results of the study determined the siting and design of the towers measured very favorably. There is one location identified at the corner of Yates and Quadra Streets with a lower rating, but this situation could be mitigated through typical strategies, such as strategically placed landscaping. A copy of the wind study forms part of this resubmission package.

Note: I suggest the City do an independent wind study of the effect of all the buildings in the area including the other proposed highrises as noted in the View Studies in the 2021 booklet noted above: the so called plaza will be a very unfriendly bleak place to be.

A final thought from an expert:



Scan_20210621.pdf

And from the Minutes of the ADP January 13, 2021:

...

- This application seems to be eliminating the form and character of the city. Is this doing this because of the lack of variety in scale and use it presents?
- We thought about this a lot, we went down many research roads with this project. We had to cross the viability, market demands and retail that had to be replaced among many things. If you look at the developments in the area that conformed and were originated out of the DCAP guidelines where short towers with and without podiums are built, we are moving in the direction of towers. The development economy of the city is moving towards these kinds of densities. We tried to use the podium to fit in with the 19th century style.

Note: please clarify how this attempt to fit with the “19th century style” is meeting the 19th century style you mention.

...

- What part of this building do you think the public will fall in love with?
- The streets and retailers are things people will love.

Note: even the proponents agree that NO ONE will love anything about this development-only the street which is already there and the retailers. This is a telling statement about the quantity and quality of this development. If this is the case then why don't they do something to make it more suitable and smaller scale and design?? I suggest they start over completely!

Thank you,

Elizabeth Keay, Victoria Resident

Note:

References as cited or in the Dev Tracker for this project.

COMMENT

- SEE: CITY OF VICTORIA 210
JULY 2012 OFFICIAL
COMMUNITY PLAN
BYLAW NO. 12-013. (261 pp)
- SEE BYLAW 2018:
NO. 18-72 (65 pp)

Dave Obee
Editor and Publisher
Phillip Jang
Bryna Hallam
News Editors

163RD YEAR • NO. 157 The Colonist: Founded 1858 | The Times: Founded 1884

We are rushing toward a crowded future

EDWARD RELPH

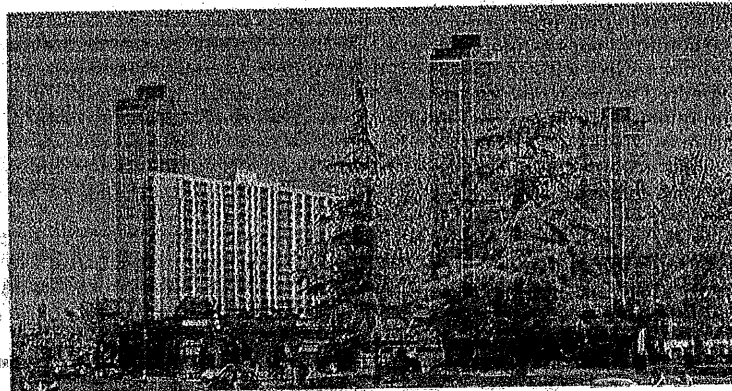
Constant construction in Victoria, and almost everywhere from Sidney to Sooke, is an indication of a looming problem for urban planning in the capital region. Plans expected to be good for 30 years are reaching their end dates about 15 years early because population growth has been twice as fast as projected.

To understand the consequences, you need to know that official community plans in the region must conform with the provincially mandated regional growth strategy of the Capital Regional District.

The key policy of the regional growth strategy is to protect natural areas and agricultural lands by keeping new development within an "urban containment boundary," in effect confining growth to existing urban areas.

To estimate how much growth has to be contained, the regional growth strategy uses data from 2011 as a basis for projecting the population of each municipality at the end of the planning period in 2038.

It turns out that 2011 was at the end of several decades of slow growth. The remarkable speed of growth since then is revealed by annual estimates of municipal populations provided



A modified image superimposes the towers of Harris Green Village, taken from the development application, onto a photo taken from Quadra Street at Pioneer Square. The 19-storey View Towers are in the middle ground. EDWARD RELPH

by B.C. Stats, the provincial agency that monitors demographic change.

In 2016, before the regional growth strategy was approved, Sidney, Oak Bay and Esquimalt had reached their projected 2038 numbers. At recent rates of growth, Langford, Victoria and Saanich will reach their projected populations no later than 2024. The capital region as a whole will follow two years later.

Rapid growth is expected to continue. B.C. Stats projects that in 2038 the population of the capital region will be about 475,000, or 50,000 more than expected.

At current levels of ownership and household sizes, this means there will be about 35,000 more vehicles on the roads and a need for 23,000 dwellings that plans have not anticipated.

The broad aims of the regional growth strategy — protecting green space, tackling affordability, promoting active transportation — apply regardless of the rate of growth, but it is clear that revisions are needed to the parts of plans that deal with how much growth is expected, and where and how it can be accommodated.

This is especially pressing in Victoria, which is fully built out

to its borders and already has a population of about 95,000. If the city maintains its 25 per cent share of the region's population, when its official community plan ends in 2041 it could be home to about 120,000 people, which is 20,000 more than the plan provides for.

There's urgency in attending to this because the city will surpass its projected 2041 population in 2023. This means that any decisions about proposed developments will be made in the context of an official community plan that no longer applies in terms of where and how to allocate growth and density.

The proposal for Harris Green Village is coincidentally caught up in this. It will be the largest and tallest development in the city, covering one and a half blocks along Yates Street, with five towers housing about 2,250 people in 1,500 apartments.

It requires major amendments to the official community plan because three of its apartment towers are about 30 storeys, dwarfing nearby apartments, and 10 storeys taller than maximum heights indicated the plan for this part of the downtown core area.

Victoria is a small city, but has one of the highest population densities in Canada and a relatively fine-grained, mid-rise

downtown that current plans protect by encouraging context-sensitive development.

Harris Green Village, if approved in the absence of up-to-date planning policies, will set a precedent for handling growth the official community plan does not anticipate. It will begin the ad hoc transformation of Victoria into Yaletown West.

There is no end in sight for growth in the capital region, but does it have to be treated as an irresistible force to be accommodated even if resulting developments permanently change somewhere's unique character and sense of place?

Or should sense of place be respected and the pressures of growth resisted by requiring large developments to provide affordable housing and other public benefits while conforming to strict guidelines about density, height and context-sensitive design?

Growth can't be stopped, but perhaps it can be slowed. For Victoria and other communities inside the urban containment boundary, there is no benefit in rushing towards an increasingly crowded future.

Edward Relph lives in Victoria and is an emeritus professor of geography and planning at the University of Toronto.

From: earleen roumagoux [REDACTED]
Sent: June 25, 2021 7:05 PM
To: Public Service Centre - Internet email <publicservice@victoria.ca>
Subject: NO to any 30 story building in Victoria!

I spent an hour trying to get the form filled and sent. In the end I had to do this. Sorry. Please add it to the proper place. Thank you.

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

Voice your opinion here. Your comments will be provided to the applicant, CALUC, and City.

All fields marked with an asterisk (*) are required.

1

What is your position on this proposal?*

1. ()

Support

2. ()

Oppose

3. ()

Other (please specify)

Comments (optional)

3

Your Full Name*

0/255

4

Your Street Address*

From: Shakti Shakti [REDACTED]
Sent: June 30, 2021 1:53 PM
To: Katie Lauriston
Subject: Re: NO to any 30 story building in Victoria!

Thanks, Katie, for waiting. I had to let the heat pass before I could return to my abode & fill this in.

I OPPOSE the proposal for the razing of Harris Green & replacing it with a 30 story building.

- I counted other buildings & they seem to be 15. That is already too tall for Victoria so NOTHING above 15 stories no matter what the investor/contractors promise. Just say NO. Do your good deeds - affordable housing, etc. in the 15 stories.

- I want you to know that that block alone is a destination shopping place for many Fernwoodians. We bike to buy goods, medicines, photos, electronics, sports equipment, clothes, liquor, Mexican food, Japanese food, groceries, baked goods, pet food and even visit the doctor there. I personally went to Market on Yates on Sunday morning during the pandemic to buy my weekly groceries as Wellburns and Oxford have already fallen to the modernization axe. I go to the doctor there. I buy my sushi there & I think it is the best you can get. I went there last week to take care of photo needs. So you get the picture - it is a hub... and we like it the way it is.

- As a settler, I am familiar with my surroundings of Harris Green. When one knows & cares for their immediate surroundings, this can be called "indigenized." I am indigenized with Harris Green. I like it the way it is. Build a new shopping center somewhere else. Leave my long-time shopping grounds as they are. (If London Drugs wants a bigger store, that's their choice, but do it somewhere else and don't ruin my/our shopping lives to satisfy the crazed greedy money marketeers.)

- Big picture question - why are we focusing on construction when climate change is the truly big issue of our times? The record-breaking temps here in Victoria while we are just starting to come out of a sixteen month pandemic should let us know to change our old habits & upgrade our perspectives. Why aren't we focusing on how to keep Victorians safe in the coming years rather than on how contractors, et al can make more money? Razing old buildings wastes all the materials and building new ones demands new materials. We live on a finite planet and let's start acknowledging that and change our lifestyles to coincide with our new reality of climate change. Less is more.

- Another new reality to cope with - this property is on unceded Lekwungen-speaking peoples territory. Have you consulted with them about what they want?

- Not only do I oppose a 30 or 20 or 15 story re-model of Harris Green, ***I love it the way it is and I vote to keep it that way.***

Thanks for reading,
Earleen Roumagoux
74 Dallas Road #41
Victoria, BC V8V 1A2



CLACE HOLDINGS LTD.

903 Yates Street,
Victoria, BC V8V 3M4

Phone (250) 381-6000 Fax (250) 381-6070

June 29, 2021

Dear Victoria Mayor and Council,

RE: Harris Green Project: 903 - 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street

I am writing in support of the application made by Starlight Development for the redevelopment of Harris Green Village. The Market on Yates is a locally owned and family-operated business that opened its doors in Harris Green Village in 1999. Since then, we have experienced the growth and change of our neighbourhood first-hand.

We recognize the opportunity this proposed development will provide to us as business owners and the community at large. It is rare to have nearly two city blocks as the development footprint to create a well-planned community. The plans include more than 1500 rental homes, retail opportunities like ours and smaller, and significant green space in the form of a ½ acre open space for everyone to enjoy. The proposed redevelopment of this area offers an opportunity for businesses like ours to potentially upgrade to serve a growing population.

At the heart of this proposal is a substantial amount of purpose-built rental housing that is badly needed by people like our employees. Our city is among the toughest to find adequate housing, particularly for younger people in the workforce. This increase of rental housing will start to address the low vacancy rate that is having a profoundly negative impact on our labour force and causing stress in our community.

The time has come for Victoria to grow up, literally. As a city located at the tip of an Island, we need to build upward to address the growing need for housing. We are excited by what we see in this proposal and we look forward to being part of a new era of Harris Green Village.

Darryl Hein,
Retail Operations Manager
The Market Stores