

Dear Mayor Helps and Council,

I am writing to you in regards to my opposition to a recent development proposal in my neighbourhood - the relevant application numbers are CLC00339, DPV00150, DP000577, and REZ00730.

While I have made my opposition clear to the applicant, CALUC, and the City's Development Services through the available survey, I believe it is important to make the Mayor and Council aware of why I believe this proposal should not move forward.

The proposed development would erect a total of five towers (for residential, commercial, and office use) ranging in height from 21 to 32 storeys. This proposal requires an amendment to the Official Community Plan for both height and density.

Request to Amend the Official Community Plan:

To start, if this proposal is to go through, I am adamant that the amendment to the OCP should not be approved. The landscape in Victoria's downtown is already being quickly overrun by taller and taller towers and the OCP regulations in place protect our community's livability.

The taller a building, the more expensive the cost of construction, thus the taller residential buildings tend to accommodate luxury units that inflate the price of adjacent land. This makes affordable housing less achievable.

As well, the request for an amendment to the OCP regulation is a huge jump from the average height of the buildings in the area. Here in the Harris Green area, buildings seem to fall in between the "Large Urban Village" and "Town Centre" designation which accommodates varying heights from about 6 to 10 storeys high. Buildings as high as 21 or 32 storeys high as detailed in the proposal are ridiculously taller than even our tallest condo buildings in the area.

In addition to the concerns regarding the amendment to the OCP, I also have concerns regarding the need for housing in the area; the density of pedestrian, cyclist, and vehicle traffic; and the effects to business in the area.

Affordable and Supportive Housing:

There has been a steady influx of new developments in the area over the past few years with at least three active projects ongoing that I am aware of.

The development at 1150 Cook Street, the development at 1025 Johnson, and the development at 1100 Yates Street are all meeting the need for new residential and commercial properties in this particular area. Ranging from 12 to 15 storeys, all three developments offer proposed residential and commercial spaces which begs the question, what is the true need for the development being proposed?

Unless the applicant intends to offer supportive housing for low-income or houseless

community members, there is no need for such a large project in this area that in fact will negatively affect the ability for folks to find affordable housing in an area that is already unaffordable. The only reason I am able to reside in this neighbourhood is because I live with my partner and even then around 70% of my income is spent on rent and utilities. It would be truly impossible for a single working person (even with a decent income) to live in a one bedroom in this neighbourhood without financial support.

Population Density:

This Harris Green area is made up of one way roads, and narrow roads often only accommodate single lane traffic. With recent residential additions, pedestrian, cyclist, and vehicle traffic is already concerning (especially with the seemingly never-ending construction that obstructs the use of some lanes/roads). The thought of adding 32-storeys worth of residents/business owners/customers is impossible to imagine.

While the downtown is certainly walkable, many residents still have and use cars. There is a major issue regarding the lack of parking available in residence buildings. My own building, for example, does not have enough spots to accommodate one parking space per unit. Therefore, there is a wait list that some residents have been on for years hoping for a spot to open up. If the proposed development will not provide sufficient parking for residents and businesses, street parking and nearby lots will be completely overwhelmed.

Effects to Business:

The proposal details plans to demolish all existing buildings in the specified areas. This would include the demolition of at least a dozen or so businesses. Whether or not those same businesses would be able to reclaim their location or afford any increases to leases is unclear. Some of these businesses are cornerstone to local residents and have extremely high foot traffic such as Market on Yates and London Drugs. Residents would lose, out at least temporarily, in the use of these businesses as the demolitions occur.

Not to mention, demolitions occurring in phases would be a tremendous inconvenience to the local residents who will suffer from long-term noise pollution due to the demolitions and subsequent construction.

In summary, I believe it is important to reach out to you all and not only to the applicant and relevant representatives because proposals such as this one continue to be put forward and approved. It is why our downtown core and the surrounding area has so quickly become gentrified and has ousted community members. We are surrounded by higher and higher towers full of wealthier and wealthier people making the fight for affordable housing feel like a losing battle.

I ask that Mayor Helps and the Council consider opposing this proposal and investigate how future proposals can be flagged if considerations such as the ones I listed are not taken into account before putting the proposal forward.

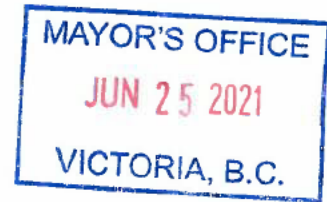
Thank you all for your time in reading this (admittedly, very long) email. I am incredibly appreciative of the work that you do.

Sincerely,

Salma Ihsan
Resident of 1030 Yates Street

June 18, 2021

TO: VICTORIA CITY COUNCIL
CC: STARLIGHT INVESTMENTS,
TORONTO



To All Council Members:

Like thousands of others who live in Victoria and even greater Victoria, we are simply appalled and [REDACTED] that you would even consider this massively and horrifically ugly Harris Green development by this TORONTO investment/realty group.

THIS IS ALL ABOUT GREED AND MONEY. SIMPLE!

Downtown Vancouver has been destroyed by the condo disease and it is now creeping into the lovely west end of once beautiful Vancouver.

So this Ontario company wants to come into Victoria, without [REDACTED] REGARD FOR OUR CITY'S HERITAGE, APPEARANCE, AND NEED TO PRESERVE OUR UNIQUE SETTING.

For that reason these people from TORONTO see a golden opportunity to make huge money off our beautiful setting by building [REDACTED] that would tower over our unique city.

YOU CANNOT AND MUST NOT ALLOW THIS TO HAPPEN, EVEN AT 20 FLOORS HIGH!!!!
THESE [REDACTED] DON'T [REDACTED]
ABOUT OUR HERITAGE AND THE UNIQUE

25. The first part of the document is a list of the names of the persons who were present at the meeting. The names are listed in alphabetical order.

26. The second part of the document is a list of the names of the persons who were present at the meeting. The names are listed in alphabetical order.

27. The third part of the document is a list of the names of the persons who were present at the meeting. The names are listed in alphabetical order.

VISION THAT IS VICTORIA. YOU WANT TO
SEE COMMON SENSE, MATURE, AND
BEAUTIFULLY CONTROLLED DEVELOPMENT?
LOOK NO FURTHER THAN SYDNEY, BC. YOU
COULD TAKE A LESSON FROM THEM!!

WAKE UP, AND SEND [REDACTED] [REDACTED] [REDACTED]
TO TORONTO, THE CENTER OF THE
UNIVERSE!

PEOPLE HAVE NO USE FOR THESE SO-
CALLED CANADIANS.....IT'S ALL
ABOUT THEIR OWN PERSONAL WEALTH AND
GREED!

DO NOT LET THIS HAPPEN!
YOU CONTROL THIS CITY, NOT
DEVELOPERS AND NOT
[REDACTED] LIKE THE PEOPLE
WHO OWN AND RUN STARLIGHT
INVESTMENTS!

Dear Mayor and Council,

As an owner of a condo in the 1000 block of Fort St., I am strongly opposed to this development application.

I am astounded that an increase of such a height from the current Zoning is even being considered. The change proposed from 5-13 Storeys to 21-32 Storeys, almost 3 – 4 times the storeys allowed in the existing Zoning, is unconscionable. This totally ignores the principles of the existing OCP, and is a most unwelcome precedent. We are not New York...residents and visitors come here because they like the small town feel. With amazing views from the higher storeys these units will not be cheap and only offer considerable financial gain for the developer.

Please do not approve this application.

Sincerely, Fiona Millard

Dear Sir/ Mr.

I am strongly against the above mentioned new rezoning plan.

With the built of 960 Yates, 989 Johnson in recent years, there are already enough high skyscrapers in this area!! And the new rezoning of 903/911 Yates aims to have 3 more 30 + skyscrapers!! It is too much for this small area.

And as I expect, Victoria's long term prospects is NOT to become a metropolis alongside with Vancouver, Toronto, etc. but to become a Shangri-la of Northern America. A city of great environment friendly. I believe that having too many very high concrete buildings make the city less charming!

This is my own opinion, thank you for your consideration!

BR

Good evening,

We are Legato residents.

If the building is not higher than the ten floors, we agree to build.

BR

Hello Mayor and Council

I do think we all can agree that the City of Victoria needs to densify. There is no doubt that the addition of 1500 consuming families/individuals will benefit downtown. The debate is what form this densification takes. Personally, I abhor high-rise towers and would much prefer to see the type of densification that is proposed by Denciti and Nicolas Wealth for the block along Herald and Chatham Streets east of Government Street, with 5-6 storey market rental apartment buildings. I recognize there are those who strongly advocate for high rises in large part because they allow for more public green space to be available, when accommodating the same population in the same geographic area. However, the history of development does not bear this out. Look for example at the Hudson buildings and the very little public space in the immediate vicinity. Another negative about high rises is that they create very long shadows for several blocks, blocking sunlight from sidewalks, streets and neighbouring buildings. The Starlight high rises will definitely dominate the Harris Green skyline.

There is also the very important issue of conformity with the Official Community Plan. The Downtown Residents Association and other Victoria neighborhood associations have consistently advocated against allowing amendments to the OCP. See this letter from VCAN to Mayor and Council:

<https://victoriadra.ca/wp-content/uploads/2019/05/VCAN-OCP-Letter-FINAL2.pdf>

The OCP essentially is the yardstick to which developers must conform when proposing a project. Allowing amendments to this plan for specific projects, especially major amendments that would be required for the Starlight project, ups the ante. If developers have the expectation that it is relatively easy to build higher and denser than what is allowed, that results in an increase in land prices. The result of this increase is that developers can justify taller and more dense developments on the basis that they need to do so in terms of making the profits that they expect. It becomes very self-fulfilling.

That, in my view, runs very contrary to what many of us are hoping for re housing affordability. I submit that this development will not bring more affordable housing to Victoria, in fact quite the contrary.

The other troubling aspect of this project is lack of public consultation, which of course has been blamed on Covid. Now that PHO restrictions are being lessened, it would not hurt to

postpone approvals of this very substantial project until a robust public consultation process can happen.

Doug Boyd
648 Herald Street

Dear Council,

My wife and I recently acquired a condo in the new building on 989 Johnson St. Our intention is to make Victoria our new home. Our daughters live in Victoria and Vancouver respectively and moving close to them for retirement is a logical step. We are planning this move from Ontario to Victoria in two years. We are excited about it. We love the pristine infrastructure, the architectural character and the unique atmosphere of the city. The notice of proposed development of the 900 block and 1/2 1000 block on Yates came as a shock to us. Needless to say, we are disappointed and angry about the loss of the Strait of Juan de Fuca and mountain view. We spent a lot of money on it. On top of that, the new tall tower is going to rob us of the southern sun and the sense of space.

I guess, being deprived of the view and the financial consequences thereof are common occurrences in today's urban development world. What I would like to share with you, though, is my strong opinion that allowing this building height is not a good idea. Twenty stories is already too high for Victoria. Thirty is wrong! Please don't turn Victoria into Chicago or, in the vicinity, into Vancouver. Keep it as Victoria.

If, as a developer, I am trying to make the best out of a parking lot, of course, my only choice will be a tall tower. But if I have available a whole block and a half to accommodate the 1,500 units, I can do it without significantly altering the zoning, by building all along the street on top of the commercial levels. Why towers? The Jawl Properties development down the road on Blanchard and View is a good example of fitting well with the milieu. The "Harris Green" one is not. I am pleading with you to reject this proposal. Once again, not because we, and many others, are victims, but because of the common good. The city is going to suffer. I believe that the council is facing a pivotal decision. And in my opinion, this proposal is not the way to go.

Kind regards.

Sincerely,

Michail Robev

Dear Land user,

We are living in 960 Yates street.

We need a big Costco in downtown but not some tall buildings.

If the buildings are not higher than ten floors, we agree!

Kind regards,

Legato's residents

I strongly oppose Starlight's proposal

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

Hello,

I am writing to voice my opposition to the proposed Starlight developments in the Harris Green neighbourhood. I don't believe there has been sufficient public consultation and I certainly disagree with the height of the towers and lack of community amenities being planned. A development of this magnitude and impact needs far more serious consideration.

Regards,

Susan Buck
Saanichton

Dear Mayor Helps and Council,

I am writing to you to express my concerns about **Starlight's proposed development for the Harris Green Neighbourhood**.

I support developments that will provide rental housing in Victoria and especially in the Harris Green neighbourhood, but I have several concerns about this proposal:

- **The lack of a real opportunity for true public consultation.** I recognize Covid-19 limited those opportunities but with the PHO restrictions now being lifted, given the magnitude of this development — especially the Quadra block (London Drugs site)— this proposal should go to a true public hearing where the developer is present to answer questions from the public and to explain the proposal in detail. Many people are not comfortable attending Zoom and other types of on-line presentations, or may not have access to computers in order to do that, plus the plans on the Development Tracker are not easy for lay-persons to read and understand. This all severely limits public input into what is probably the largest residential development in our time. For the same reasons, when the proposal goes to council, an in-person hearing should be mandatory, to allow people to address council directly.
- **The two developments (Yates and Cook and Yates and Quadra) should not proceed as one approval.** Any approval of the Yates and Quadra block (London Drugs site) is premature. Shovels will not go into the ground for several years. Circumstances may change before that happens. Council should give serious consideration whether it is appropriate to bind the City now to such a significant proposal, which may not meet the then-current needs or wants of its citizens when construction actually begins. Once approved, there is no going back.
- **The lack of compliance with the OCP.** The OCP was well-researched and arrived at with broad public consultation and buy-in. The OCP is in effect a contract between the City, the public, developers, and property owners. While the OCP may need to be reviewed, that review should happen before granting such a huge variation in such an important public document, with such long lasting impacts.
- **The height and density are too great for the neighbourhood.** All around this site, new buildings are going up – none of which come even close to the height and density proposed for these projects, especially the Quadra block. The height and density of those other projects should set the standard for this project, which were clearly considered ideal for the neighbourhood. Circumstances have not changed substantially, or at all, since those other projects were recently approved.

- Allowing buildings as high as proposed and so well outside of the parameters set for the neighbourhood, only puts **money into the developer's pockets** and does not serve the City and its residents well. If other developers could build at heights of 16 and 17 stories and still make the profit necessary to support their projects, surely this developer could do the same. For example, the developer of the rental property at the northeast corner at Yates and Cook came to Council and said that at 12 stories, the construction of that project would be profitable. Sacrificing livability for developer's profits does not serve citizens well.
- **The lack of public amenities being provided:** what is being provided is very limited in area and in any event will be privately owned and controlled. Covid-19 has shown us all how important it is to have publicly accessible amenities: a place to sit outside and read a book (without having to buy a coffee), a place to get some fresh air, to meet your neighbours, to share ideas. To bring in this many units into a neighbourhood demands a much more significant contribution to green space and other public amenities.
- **Perhaps most importantly, while Victoria has a housing crisis these units will do very little to address affordability. There are no below market rent units, and this developer will have significant control over the rents to be charged, not just in these buildings but also in many more in the City. It will in effect be able to set the market, at whatever level of profit they chose. This is not affordability and may in actuality cause affordability to become more of an issue.**

Thank you for giving my concerns consideration. I look forward to the opportunity to speak directly to council when this proposal comes before you.

Dianne Flood
101-1020 View Street

Her Worship Mayor Lisa Helps & City of Victoria Council

cc: Deane Strongitharm, Charlotte Wain, Ian Sutherland, Development Services & CALUC cc: The Manhattan Strata Council

Re: Pre-Application (CALUC) Full City Block Including 1205/1209 Quadra, 910 View, 903/911 Yates. Half City Block inc. 1045 Yates St.

Your Worship,

Our building, The Manhattan, is located at 930 Yates Street, across the street from Starlight's proposed development named above. Our building is the oldest tall condominium tower in the Harris Green neighborhood and was constructed at 15 storeys high in 1995. We provide 124 homes and own 4,000 square feet of commercially-zoned community-designated space.

On behalf of the Strata Council, I am writing to express our concerns about the proposed 32 storey height of Starlight's proposed development. While we recognize that our city is in need of more housing, we hope that the city will ensure that the height is consistent with the official community plan. We are, however, pleased to see the developer's plan for a local green space that will be welcomed by the community.

In addition to our concerns about Starlight's request for a height variance for the development, we also have concerns that the project may negatively affect our ability to lease out our commercial space. When The Manhattan was constructed in 1995, the City placed a community-use designation restriction on our 4,000 square feet stata-owned commercially zoned space. At that time, we constructed a fitness center and a meeting room for our community (2,600 square feet) and we rented-out our remaining 1,400 commercial square feet to a nonprofit literacy organization. That organization has since moved out, and our 1,400 square feet has been vacant for several years now.

We are now facing pressures that were not foreseen when our building was constructed 26 years ago. Many non-profit organizations and charities have transitioned to operating online and have given-up physical office space to save money, making it difficult to find tenants, and the COVID-19 pandemic is further adversely impacting the market for our commercial space. Starlight's proposed development across the street is going to add even more leasable commercial space in a neighborhood where we already cannot find a tenant, and our strata insurance prices will increase an estimated \$5,000 to \$10,000 if we are successful in finding a commercial community tenant.

Our vacant space is in need of significant investment to improve the interior, but without a rezoning to residential or a removal of the community designation our space will remain vacant for years to come. We have had only one offer to rent the space: the Downtown Victoria Residents' Association (DVRA) offered to rent it for a temporary 8 month period for \$3.85 per square foot per year. However, according to CBRE in Victoria, the going rate for commercial property today, even during COVID-19, is \$14 to \$20 per square foot per year, plus another \$10 per square foot per year for depreciation and maintenance. We wanted to lease to the DVRA, but had to turn them down because our insurance fees would have increased by twice the amount we would have collected in rent. As a result, it is our view that continuing with the community-use designation for our commercial space is not viable in 2021 and beyond.

We respectfully request letters of support from Starlight and City Council in support of our (in development) proposal to rezone 1,400 square feet of commercial space for residential use. The unit would make a ground-floor home with a large outdoor patio in the heart of the city. It would help reduce vagrancy and drug use that takes place on our property, and decrease noise from late night revelers using our outdoor space. Furthermore, we recommend that Starlight consider including a new 1,400 square foot community-use designated space in their own development project to offset the loss of The Manhattan's space through rezoning.

We would welcome the opportunity to show the developer and the City our vacant commercial space and to discuss community planning for our neighborhood. On behalf of our Strata Council, I respectfully submit our feedback and requests with appreciation for your responsibility in making these important decisions for our community.

Jason D. Strauss, President
The Manhattan Strata Council
Strata VIS3861, 930 Yates Street

Dear Mayor and Council,

I am writing to voice my **STRONG** opposition to the proposed Starlight Harris Green apartment tower project.

In my view the height of the towers should not exceed 18 stories. The Hudson at 26 stories already sticks out like a sore thumb. I have been hoping since it was built that it would not lead to more of the same.

I have lived mostly in Victoria since 1975 and have enjoyed it's small city scale.

I have also lived in Vancouver, Tokyo and Sydney Australia along the way. Concrete and shade.

I sincerely hope that this very special city, Victoria, does not become that.

The Harris Green neighbourhood needs more green, not more concrete and shade.

Best Regards,

Douglas Foote

Dear Mayor and Council,

I am strongly opposed to the massive over-development of the Harris Green neighbourhood, particularly in the 900 Block of Yates Street. Please do not allow a Toronto developer who is not familiar with West Coast sensibilities to 'sell' Council on this proposed development.

I moved to Victoria in 1984 because of its small downtown and building height restrictions. It was such a pleasure to find a downtown that was manageable and not congested. The neighbouring municipalities seemed like suburbs, and it all made sense.

I understand the population in British Columbia is growing; however, it does not make sense to over-develop Victoria and Vancouver Island. I am curious as to why this current City Council suddenly decided that downtown properties should be taxed for highest and best use? it is certainly a debatable point as to what is actually the best use of property. For many of us the best use is not over-development. City of Victoria residents do not want to be like New York, Chicago, Toronto or Vancouver, if we did that is where we would live. Our unique ecosystems and infrastructure cannot accommodate this. And why should they?

Prior to the Pandemic many people throughout North America chose to live downtown, or close to downtown. However, that has changed. People have changed their habits and are heading to the suburbs. Some of the reasons for suburban migration are because individuals can and will continue to work from home and they want/need larger homes to enable them to do so. They also want to escape the noise, traffic congestion and over-development of downtown living.

The Pandemic is not over and the only thing we know for sure is that Novel CoronaVirus will once again try to make a comeback in the fall.

I feel the current City Council has lost its way? It seems counter-intuitive for a Council that has made great strides providing an alternative transportation (biking) network to consider such a massive development that will add to vehicular traffic on Yates, Cook, Quadra and View Streets. In addition to the 5 proposed buildings in the 900 and 1000 block of Yates, Council has approved a condominium tower at the old Pluto's Restaurant site.

I understand the developer is offering the City a plaza, which I find unacceptable for the proposed monstrosity (32 story building). The developer and City are conveniently ignoring the fact that the three proposed towers in the 900 block of Yates Street will obliterate the view, and lovely natural light of the existing condo owners on the other side of Yates Street. Please keep in mind that these residents are your constituents, unlike those who may move to Victoria.

I believe it is essential for Council to listen to its current residents; to provide stewardship of public assets (please fix our roads!), as well as foster the economic, social, and environmental well being of our community.

Does this Council understand that individuals like myself who live within walking distance of downtown, and do not own cars, feel assaulted on a daily basis by noise, dust, traffic chaos, idling cars engines, driver aggression, and diesel work-vehicle fumes on the multiple building sites where construction is already underway. Please listen to your electorate, we do not want or need any more of this!

Furthermore, I understand that London Drugs and The Market on Yates grocery store will be offered space in the commercial part of the proposed development. However, there is no guarantee that these anchor tenants will find acceptable terms to continue operating there.

Perhaps the City can allow the two rental towers at 1045 Yates to proceed. I think it makes sense for the City to step back and monitor suburban migration. This approach seems reasonable and fair.

In our hearts, we all know that new development does not provide affordable accommodation. It never has and it never will.

Slapping up a 32 story building that likely will not have sound-proofing between living units reminds me of disastrous housing projects that were built for the poor and minority residents in many large North American cities. There is no reason for the City of Victoria to make such a mistake, especially at this point in time.

Come on City of Victoria, let the other adjacent municipalities - our suburbs - step up and come up with plans to accommodate growth. The City cannot solve this issue on its own. Your constituents are asking you to take a step back and monitor the situation for at least two years.

Over-development destroys the quality of our lives.

Thank you for your consideration.

Sincerely,
Linda G.

Re: Starlight Project/Harris Green

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

I am concerned that this project will fundamentally change the form and character of the Harris Green neighbourhood, and of Downtown Victoria in general. As noted by the Victoria Downtown Resident's Association (VDRA):

"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. (The proposed open spaces will be privately owned.)"

Although I support increasing Victoria's rental housing stock, equally important is the need to comply with the OCP (which to my understanding was enacted after significant research and public consultation), and this should be the line in the sand for **ALL** developments. If not, then what's the point of having an OCP; you just damage the Downtown, create precedents for future 'mission creep' in height and density, and increasingly undermine your own credibility in posing these "public feedback" polls. The citizens who are trying to live and work here feel increasingly disenfranchised/alienated.

I am concerned that Downtown Victoria is increasingly becoming viewed as the default for "solving" all of greater Victoria's density challenges, and that there is an increasing number of applications that ask for exceptions and dilution of our OCP for the sake of developers, without adequate meaningful concessions that benefit the neighbourhood and the people that actually **live** down here (as opposed to those that buy property as a commodity). Collectively, these exceptions serve to undermine the overall Downtown character.

For these reasons, I oppose the project as presented in its current form.

Sincerely,

Stephen Wellington

403-595 Pandora Avenue

Victoria, BC



June 28, 2021

To whom it may concern,

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

I would like to reach out in support of the application being made by Starlight Developments for the 'Harris Green' sites. Our family real estate investment group owns two properties in the direct vicinity of these locations (1057 Fort Street & 1023 Fort Street/1024 Meares Street). We also own a property at 770 Fisgard Street where I reside although that is less directly impacted by the subject sites as our others. I have lived in either downtown Victoria or Harris Green for most of my life, this has taught me that the only constant in our lovely city is evolution.

I have been following the developer's design process and consultation on this project since the early days, having been invited to a community engagement session held at Christ Church Cathedral shortly after they acquired the sites. Having reviewed the plans submitted to Development Services I am excited for the opportunity this project presents for our city. The scale of the development provides an amazing opportunity for our city to move the Harris Green district into a new phase of its evolution. With the scale and density proposed the developer is not only able to help contribute to the 4,000+ home deficit identified in the City of Victoria, they are also able to responsibly use the land provided and "build up" for our city's future. The scale of the project also allows for a strong mix of unit sizes and configurations throughout the development. The inclusion of a wide range of sized retail space provides an opportunity for a diverse tenant mix supported by that same density of residents as a customer base.

This project provides an opportunity for a major evolution for Harris Green, in my opinion for the better. Larger projects like this are part of how our downtown can directly and indirectly benefit from not only housing but increased amenities. An example of this is the ½ acre park proposed as a component of this development. From my work in commercial leasing, I also see that major retailers use demographic density as a major metric in looking at potential locations, more homes downtown benefit everyone directly or indirectly from my perspective.

I am aware that not all downtown residents view the project as favorably as we do. Myself and my family are excited for the opportunity to invite new neighbours to our community and are not interested in participating in these gatekeeping activities.

Sincerely,

Elizabeth J. Mears

Managing Director
Oak Bay Rental Investments Ltd.

Dear Mayor & council,

Even during the heat wave, friends in Fernwood discussed what the loss of Harris Green shopping center means for us.

We bike there for groceries (Wellburn & Oxford are Gone!) and all our London Drug needs, plus shush, alcohol, bakery, clothes, pets, etc.

Believe it or not, we are very happy with Harris Green as it is. We want it to stay the way it is - at least until we die in 20 years. Please put it on the back burner. Thank you.

As far as 30 or 20 stories. I was informed that it is a developer's trick to ask for too much = 30 stories, and then hope you will give him 20.

I thought new building in that area were 20 stories so in another email, I said 20 but I was caught in their trickery.

I counted the stories and 15 - FIFTEEN - 15 is MAX! PLENTY for Victoria! No more!

This is Not Vancouver or Toronto. If we wanted skyscrapers we would move there. We want a LIVEABLE CITY!

No More that 15 stories!

And even that is lots of giving on our part. We really want 10 stories.

Please do not destroy our HG shopping destination. Thank you for all the work you do.

"Warmly"

Earleen Roumagoux



CLACE HOLDINGS LTD.

903 Yates Street,
Victoria, BC V8V 3M4

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

July 6th, 2021

Mayor and Council
City of Victoria

Sent via email: publichearings@victoria.ca

Subject: Rezoning Application 900 and 1045 Blocks of Yates Street Committee of the Whole

Dear Mayor and Council,

LandlordBC is a non-profit association representing owners and managers of rental housing across BC. I am writing you today on behalf of our members in support of the rezoning application to develop the 900 and 1045 blocks of Yates Street to create 1500 secure purpose-built rental homes for families of all sizes and ages.

This project represents an exponential step to addressing the broader rental supply crisis in Victoria by ensuring that families have access to adequate rental housing, specifically in the Harris Green Village neighbourhood. Rental housing is and will continue to be the best housing option for many Victoria residents, both current and future. Ensuring that we continue to enable new rental housing to be built to meet the demand is critical for a diverse and robust community.

Victoria is a city where approximately 70% of the residential landmass is zoned for single-family housing, but only holds 24% of households. This is in a city where 60% of households are renters of which 86% live in multi-unit residential rental housing. This zoning anomaly forces multi-unit rental housing to an ever-shrinking portion of the residential land, which forces greater demand than the existing rental housing supply can support, which translates into persistently low vacancy rates and less access to attainable housing for a growing cohort of the rental population.

To stabilize this situation, we need to create a large supply of new secure purpose-built rental housing as quickly as is possible. This is the only way to mitigate persistently low vacancy rates. We built 88% of Victoria's purpose-built rental housing in the 1960's and 1970's. Since then approximately 600 new purpose-built rental homes have been built and almost 21,000 people have moved into the community. Like many other jurisdictions (think Vancouver where 76% of all new residents are renters), most new residents in Victoria are renters too. We need to provide them with access to secure purpose-built rental housing.

LandlordBC enthusiastically supports the approval of this rezoning application and encourages Mayor and Council to consider these factors in your decision:

- Rental housing is and will continue to be the best housing option for many Victoria residents, both current and future.
- Purpose-built market rental housing is the most secure form of long-term rental housing, especially for families looking for affordable places to live.
- Given the region's overall housing market, the demand for market rental housing will increase even more than it has over the last decade.
- This is an urgent concern that needs to be addressed in a timely manner by all levels of government, and we respectfully urge you to do your part.

Sincerely,



David Hutniak
CEO
LandlordBC