



July 8, 2021

Mayor Lisa Helps and Victoria City Council
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

We at the Victoria Conservatory of Music are very pleased to support the development plans that are being presented to the City of Victoria, Committee of the Whole, on July 15th by Starlight Developments.

It is, quite honestly, the most exciting project we have yet seen for the City of Victoria! This large purchase of property is going to be developed as a complete community in the Harris Green neighborhood and is going to include 1500 desperately needed rental apartments and townhouses, office space, a large grocery store, restaurants, small shops while also providing over a ½ acre of green space. I do not think you could ask for more!

As you are all very much aware, our neighborhood has faced so many challenges over the last many years and a development of this nature and magnitude will have a most positive impact on the continued revitalization of the area. It will also serve to bring so many more people into the downtown community which will help strengthen the many businesses that have struggled through COVID and the impact of the concentration of social services in our neighborhood.

This important property is right in the heart of our community, and it is essential that the City of Victoria make the critical decision to permit the developers to "build up" to make the best use of this invaluable piece of land which, in turn, is going to bring immense value to the City and the residents and businesses it will serve.

We will be looking forward to the news that Mayor and Council have unanimously agreed to allow Starlight Developments to proceed in taking this project forward to a public hearing in the fall...which, of course, we will attend to publicly speak in support of the most important, substantial and inclusive project that has been presented to the City to date.

Jane Butler McGregor
CEO

Dear City of Victoria Mayor & Council,

Please receive this email as my formal letter of support for Starlight Developments' proposal for the 900 and 1000 blocks of Yates Street in Harris Green Village. Please add this piece of correspondence to the COTW report.

As a City of Victoria resident, homeowner, business owner and commercial real estate owner, I would like to whole heartedly support this development project proposed by Starlight Developments.

We are all well aware of the rental housing supply 'crisis' throughout Greater Victoria and the City of Victoria. The proposed project by Starlight Developments will provide much-needed rental housing supply with the addition of 1,500 rental homes, continuing a broader theme of the private sector bringing rental product to market for the benefit of the rental community throughout Greater Victoria. To level set the current vacancy rate in our region, on June 30, 2021, Devon Properties reported our monthly vacancy statistics which totaled 37 vacant units throughout Greater Victoria (out of 6,000 units under management – 0.6% vacancy rate) – 17 units of which are located within the City of Victoria. Needless to say, additional rental housing supply is needed in a desperate way in order to ease the vacancy rate pressure currently experienced in our region.

In our industry, Devon Properties works daily with people of all ages and stages of life who are, in many cases, desperately looking for rental housing. In your roles as leaders of our City, you know better than most that in order to change the narrative and reality of the rental housing challenges within our region, we need to see thousands of rental units come to market to help reach a satisfactory vacancy rate. Each day we experience what the low vacancy rate means to people in our city on a personal level. The additional 1,500 rental homes proposed by Starlight Developments for Harris Green Village will be a step in the right direction to help alleviate the stress renters are experiencing in the City of Victoria and the surrounding region.

The proposed development presents a unique opportunity to redefine a large parcel of land in the Downtown Core, which includes rental apartments and townhomes, large format retail such as a grocery store, small shops and restaurants, office space and a large public plaza. This unprecedented package of community offerings and amenities can only be realized as a result of the scale of the project – which allows each of these components to be confidently included in the development, creating an unprecedented master planned community in Downtown Victoria. In addition, the proposed community development is a thoughtful, well-designed project that will add vibrancy and a 'shot of life' into an area desperate for gentrification and revitalization. The Devon Properties office is located two blocks from this proposed site, and we welcome the positive changes the development will bring to the neighbourhood.

To close, Starlight Developments is focused on enhancing the rental housing experience in Downtown Victoria through a thoughtful, design-forward community development – as illustrated by the proposed project. I fully support this project and look forward to hearing Mayor & Council's decision.

Best Regards,

Reed

Reed B. Kipp - CEO

DEVON PROPERTIES LTD.

July 9, 2021

CBRE Limited
1026 Fort Street | Victoria, BC V8V 3K4

Victoria Mayor and Council
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Victoria Mayor and Council:

I am respectfully submitting my support of the rezoning application for the 900 and 1045 blocks of Yates Street proposed by Starlight Developments. As a member of the real estate community and a close neighbour on Fort Street, I believe that this project will be a game changer for our city.

The time has come for Victoria to be comfortable with taller buildings that will help to preserve green space and allow for well-designed street level experiences. The proposed height of these rental housing buildings allows for few buildings on each of the two blocks while still providing ample rental housing. Fewer buildings allow for a better pedestrian feel and the substantial ½ acre of community plaza space that this proposal includes.

As a commercial relator, I know first-hand how badly companies are looking for upgraded space for large and boutique-style shopping and dining opportunities. This development will allow Harris Green Village to evolve into a prime district to not only live but to fulfill shopping and community gatherings needs.

In my view, this upgrade to Harris Green will allow the neighbourhood to keep pace with the changes that are naturally occurring in our city and accommodate the growing population. It is my hope that you will unanimously support this proposed project and allow this area of the city a tremendous pathway into the future.

Sincerely,

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

Ross Marshall,
Senior Vice President, Investment Properties Group
CBRE Limited

Sarah Cotton-Elliott
1025A Fort Street
Victoria, BC
V8V 3K5

Victoria Mayor and Council
1 Centennial Square
Victoria, BC
V8W 1P6

July 9, 2021

Dear Mayor Helps and Victoria Council Members,

I am writing to whole-heartedly voice my support of Starlight Development's proposal to recreate Harris Green Village. I have been watching stories in the media for the past two-years since Starlight purchased the land and I am looking forward to the transformation this project would provide to the area.

I am the second-generation owner of my family's building on Fort Street that includes both residential and commercial space. In the past, my father ran a successful antique store from the storefront where I now provide tenancy to Fort Street Cycle. The second storey of the building includes our family home and residential rental space. This neighbourhood is an important part of my past, and its future well-being is close to my heart.

Starlight Development proposes to build a community that includes homes, commercial offerings, and amenities in a two-block area. I have witnessed the neighbourhood slowly deteriorate over time and I believe the revitalization of Harris Green is imperative in creating a vibrant, healthy, safe and sustainable community. The rental homes will be a welcome increase to Victoria's short supply and the new and improved shops and stores will help modernize the shopping offerings. However, the most important aspect of this proposal for those of us in the neighbourhood is the significant plaza space that will be available for public use.

We are fortunate to have a company with Starlight's vision and financial ability to propose a project of this quality and scale to a core neighbourhood in Victoria. I hope you will allow it to proceed for the benefit of the surrounding neighbours and community overall.

Best regards,

Sarah Cotton-Elliott



101-1814 Vancouver Street
Victoria, BC V8T 5E3

Mayor Helps, and Victoria City Council,

I write to you as leader of an active, community-focused business in the city's stadium area in the north part of the City of Victoria, regarding the Harris Green Village plans under the direction and investment of Starlight.

We are in favor of the significant enhancements that will be of great benefit to the City and area, both tangible and intangible. This proposal addresses a key need we all recognize in this city, the need for more housing, and provides it in an area that will help revive the economy following not just the challenges of the pandemic, but also the urgent need to inject new focus and energy into an area stressed further by growing homelessness, the drug scene, and mental health issues.

It has been apparent to all that 'building up' in strategic areas of our city would be needed to help address these needs, and the Harris Green Village proposal certainly addresses that, while maintaining ties to large and small businesses and entities that are so valuable to that area. In committing to this extremely large investment, Starlight has done its homework on what we have in Victoria, what the needs are now and into the future, and how to address those needs while working with all stakeholders. This will be a complete community that will have new green space and will become a known destination within Victoria, for living, for retail and services, and for activity and energy, and it will be able to feed off the energy that the WHL Royals and concerts bring to Save On Foods Memorial Centre, and also that our team brings in the summer with 80,000 fans attending HarbourCats games at Royal Athletic Park, now further animated with the addition of the fall/spring collegiate Golden Tide program at RAP.

Adding 1,500 units to our downtown, in an exciting and responsible manner, is a tremendous step forward to turning the corner on our housing challenges.

Thank you for the opportunity to submit our point of view on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jim Swanson', is written over a light blue horizontal line.

Jim Swanson
General Manager and Managing Partner



HarrisGreen

VILLAGE

PROJECT BRIEF

SUBMITTED TO THE
CITY OF VICTORIA
JULY 13, 2021



Introduction

Harris Green Village will be a comprehensive, compact community responsive to and inspired by the Harris Green neighbourhood in the heart of Victoria.

This application is significant because it provides the opportunity to achieve unique public amenities and deliver meaningful rental housing supply.

The Harris Green Village proposal responds to:



Public needs



City plans and policy



Community input

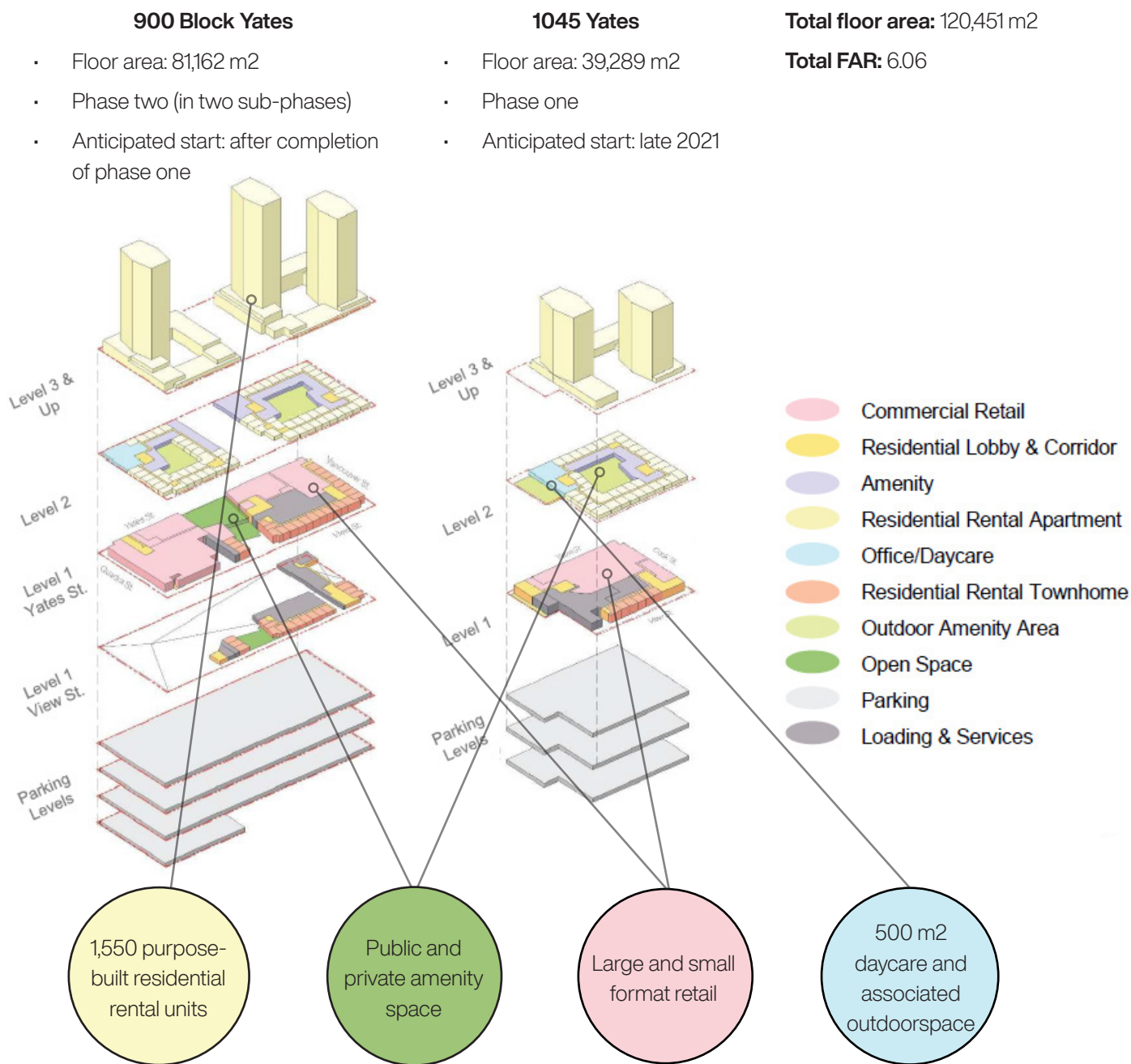


Urban context



Proposal Overview

The proposed Harris Green Village is a mixed-use rental community that will enrich the neighbourhood and provide attainable homes in Victoria's urban core. The application for the five-acre urban village spans two sites: the entire 900-block of Yates Street, and the east half of the 1000-block of Yates Street. The project will be built in phases to allow for smooth transitions and limit disruption to neighbours and existing tenants.



Public Benefits

Harris Green Village features amenities that will not just serve the new residents and users of these buildings, but will enhance the overall neighbourhood. Comprising 1½ city blocks, the proposal offers an unprecedented opportunity to think outside of the box and provide a host of public benefits that could not otherwise be provided.



Multi-Use Yates Plaza

A half-acre public square in the heart of the neighbourhood connects View and Yates streets, making the neighbourhood easier to navigate for people of all ages and abilities.

Features:

- Spill-out patio seating
- Large open hardscaped area for events
- Pedestrian link between Yates and View Streets



View St. Green & Harris Green Terrace

The lower portion of the plaza is the passive, reflective, softscaped outdoor terrace. Features:

- Amphitheatre seating
- Open lawn area
- Wide tree-lined walkway



Streets For All

Complementing the public plaza, improvements to the streetscape will also enrich the public realm. Features:

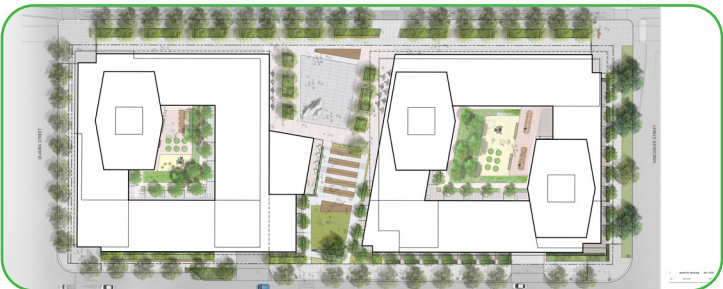
- Rain gardens
- Bike lane improvements
- At-grade retail
- Pedestrian amenities (seating, lighting, shading)



Diverse Housing and Retail Activities

An inviting community that diversifies the tenures and forms of housing in the neighbourhood. Features:

- Affordable housing
- A range of unit types and sizes including family units
- Community-serving amenities such as a grocery store



Enhanced Renter Amenities

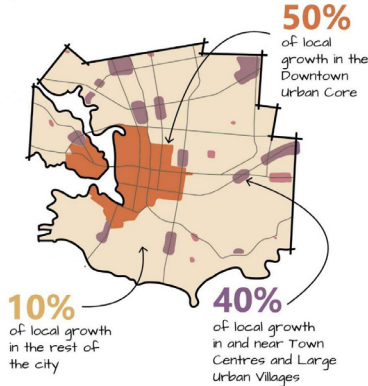
High-quality amenities uncommon in rental buildings improve residents' experience. Features:

- Co-working flexible office space
- Pet-friendly rental units
- Gym and change rooms

Response to the City's Plans and Policy

Harris Green Village is an opportunity to implement Victoria's vision, values, and goals.

City of Victoria

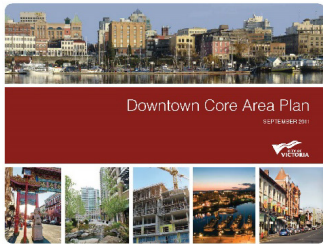


Official Community Plan

The Harris Green neighbourhood is identified in the OCP as a dynamic and vibrant neighbourhood in Victoria's Downtown Urban Core. The city's primary housing and employment growth is directed here. Strategic directions are to increase height and density in certain areas including along Yates Street, improve the public realm, and add more parks and open spaces.

Official Community Plan Response:

The Harris Green Village proposal supports the OCP's policy to absorb half of all growth within the Downtown Urban Core by proposing a concentrated, mixed-use, amenity-rich development and a significant supply of housing.



Downtown Core Area Plan

Strategies for the Harris Green neighbourhood outlined in the DCAP are:

- Residential mixed-use land use designation
- New public plaza

Downtown Core Area Plan Response:

Harris Green Village will deliver a multi-use, flexible public open space twice the recommended size as a result of the arrangement of floor space and density across the site.



Victoria Housing Strategy Phase 2

Victoria's key areas of focus and action are to:

- Focus on renters
- Increase supply
- Provide housing choice
- Test new, innovative ideas

Housing Strategy Phase 2 Response:

Approximately 1,550 rental units will significantly increase Victoria's rental housing stock, improve supply, choice, and flexibility for individuals and families, and assist with chronically low rental vacancy rates. Harris Green Village offers a high-quality, central housing option with thoughtful, innovative amenities.

Response to Community Input

Extensive engagement with locals provided insight into the community's priorities for the area. Over 200 people were engaged in over 40 meetings and two interactive design workshops to undertake this comprehensive community-led engagement and consultation.



Balance a large open space with height and density.



Keeping current commercial tenants



A vibrant public realm with shops and services.

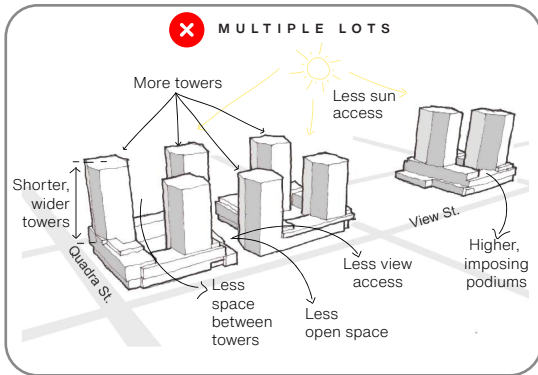


A mix of high-rise towers and mid-rise buildings in order to achieve the open space.

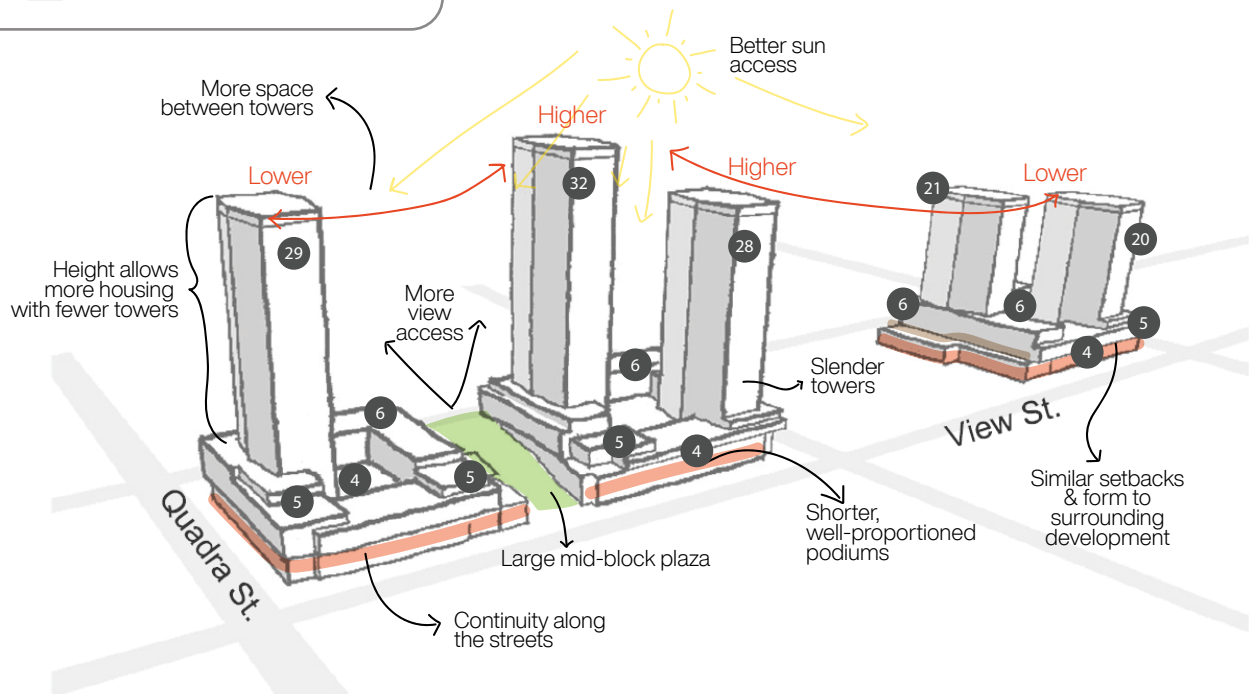


Response to the Urban Context

The proposed urban form and design are responsive to the site's central, prominent location. The block-sized lot allowed a design approach in which the full block was intentionally designed to be a cohesive, complete street and balanced built form. This optimizes the experience, in contract to piecemeal infill sites that do not have the advantage of a comprehensive development.

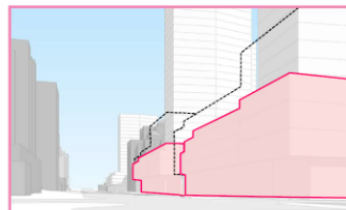


COMPREHENSIVE DEVELOPMENT

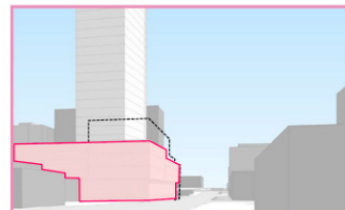


The proposal refines the DCAP requirements by lowering the podium, narrowing the towers, and better integrating with the surrounding neighbourhood while mitigating impacts and maximizing open space.

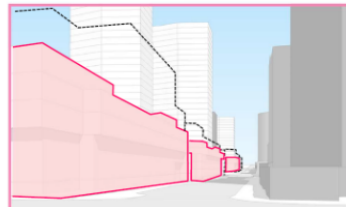
Yates Street Looking East



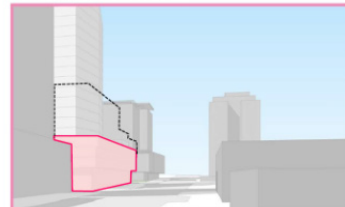
Quadra Street Looking South



View Street Looking East



Cook Street Looking North



- Following DCAP Guidelines
- As Proposed
- Harris Green Village
- Neighbour Developments

Summary

The intention of this application is to introduce a vibrant development that complements the character of the existing Harris Green neighbourhood while providing significant purpose-built rental housing, a mix of uses and building forms, and important public open spaces.

The responsive design completes the block and accommodates growth where the City directs it - in a well-served, convenient urban village community. This is an exciting and significant project, with the potential to positively shape the future of the neighbourhood and Downtown Victoria.



DOWNTOWN Victoria

Downtown Victoria Business Association
20 Centennial Square
Victoria, BC
V8W 1P7

July 13, 2021

Mayor & Council
1 Centennial Square
Victoria BC V8W 1P6

Re: Starlight Developments' proposed Harris Green Village

Dear Mayor Helps and members of City Council,


On behalf of the Downtown Victoria Business Association (DVBA), I am writing today to enthusiastically support this proposed redevelopment. It is truly a transformative project, taking an area that's primarily ground-level retail with little residential space whatsoever and creating a neighbourhood with over 1,500 rental units.

The need for mid-range rental spaces has been an obvious aspect of Victoria's housing crisis for quite some time; the downtown especially needs these spaces to be created nearby. Residents are vital for the ongoing health of a downtown – they provide a steady stream of customers, encourage the growth of a healthy late-night economy, and animate the streets of their community. Rental residential spaces such as these will encourage families to move downtown and will also provide spaces for employees of businesses to live (close to their place of work, reducing commutes and parking congestion while improving quality of life). Starlight Developments has thoughtfully included a wide range of unit types, from bachelors to three-bedroom apartments.

In addition to these much-needed rental units, the development plan includes a great deal of public open space: a village green, landscaped courtyards, children's play areas, rooftop social spaces, dog runs, gyms, and outdoor barbeque and dining areas. The mix of commercial spaces will allow for current commercial tenants and new services focused on the needs of nearby residents while adding a considerable amount of residential density to the downtown core.

I am delighted to support this proposal; it is exactly the type of project our downtown needs. The improved density and the thoughtful attention to provide community green spaces makes it a truly appealing prospect.

Sincerely,



Jeff Bray
Executive Director, Downtown Victoria Business Association

July 13, 2021

Dear Mayor and Council,

I am writing to voice my support of the new community proposed by Starlight Development for Harris Green Village. In the summer of 2019, my husband and I were asked to participate in an evening workshop put on by Starlight to plan for this development. In our teams we were given Lego-like pieces to design our own buildings based on the size of the lot shape in Harris Green. In all instances, the teams designed tall buildings to leave some green space on the ground level of the site. I believe that these miniature designs were used to support the overall proposed design that we see going to Committee of the Whole this week.

My husband and I are young working professionals with two children under the age of two. We previously lived a few blocks from the Starlight site on Cook Street and have since moved to a larger space a few blocks away into Fernwood. I would like to offer two observations I have about Victoria in recent years:

This has become an increasingly difficult place for young people to make a start. I am from Vancouver, and I always thought that Victoria made for an easier economic and housing landscape to start but it is proving to be the same as the 'bigger city'. Everyone we know struggles with finding appropriate housing. The scarcity and price of the housing marketing is impacting when people start families and career decisions. There must be a shift to keep young people here and allow them to thrive.

My second observation is that the city, particularly the downtown, has fallen on hard times. Our beautiful city has changed, and it is less of a desirable location to spend time in, particularly if you have young children with you as I do. We have the opportunity with this proposed project to do a complete overhaul of two of the main blocks leading into downtown. The proposal includes ample housing and a modern redo of an outdated shopping location. The choice seems obvious to me and everyone I know.

I recognize that tall buildings are a change for our city, but it must be the future of our development plans – we don't have more space in the city of Victoria otherwise. Please support this proposal.

Kind regards,


Katherine Gray



CAMPBELL
CONSTRUCTION LTD.

July 13, 2021

Campbell Construction Ltd.

Victoria Mayor and Council
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor and Council:

Later this week you will consider an application made by Starlight Developments for the redevelopment of a key neighbourhood in Victoria – Harris Green Village. This proposed development that spans nearly two city blocks on Yates Street, stands to make a profound impact on the demand for rental housing and keep up with the evolution of Victoria.

In our industry, we are acutely aware of the rate of growth the region is experiencing and the progression of Victoria becoming a larger, more sophisticated urban centre. Change is inevitable; however, we are lagging in being able to provide housing for the many people who want to live here. Our ability to keep young workers, like the type who keep the construction industry thriving, is in jeopardy because there are not enough suitable housing options.

Starlight is making a long-term commitment to our city with the size and scope of this project. The economic impact of a phased building project such as this will be profound for our region. The pandemic was tough on businesses of all sizes, and we need to pursue the opportunities that are right in front of us to help bring economic stability back to Victoria.

It is my hope that as a group you provide support for a redeveloped Harris Green and allow our community to reap the benefits it will provide for all of us.

Sincerely,

Wayne Farey, President
Campbell Construction Ltd