

Survey Responses

110-122 Menzies Street & 450-458 Niagara Street Feedback

Have Your Say

Project: 110-122 Menzies Street & 450-458 Niagara Street



VISITORS					
20					
CONTRIBUTORS			RESPONSES		
12			13		
1	0	11	1	0	12
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Mar 09, 2021 10:17:21 am

Last Seen: Mar 09, 2021 10:17:21 am

IP Address: n/a

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

Q2. **Comments (optional)**

I fully support the development of more rental stock in the city. I'm sure the construction will bug me living and working from home right across the street, but it is more than worth it to increase housing supply. I strongly encourage my council and all relevant committees to approve this development. The only other thing I would add is I see the plans include a dog run and, I assume, that will mean the building will be pet friendly which I also strongly support.

Q3. **Your Full Name** Jethro Herring

Q4. **Your Street Address** 465 Niagara Street



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Mar 09, 2021 15:57:12 pm

Last Seen: Mar 09, 2021 15:57:12 pm

IP Address: n/a

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

Generally support, with reservations. See below.

Q2. **Comments (optional)**

My concern is with the proposed underground parking spaces, being 100 versus the zoning requirement of 162. On street parking is already out of control in the area and this will not help. I also have a concern over the additional traffic that will be created on Niagara Street due to the parking garage entrance being located there.

Q3. **Your Full Name**

Karl Michael

Q4. **Your Street Address**

435-B Niagara Street



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Mar 09, 2021 16:59:47 pm

Last Seen: Mar 09, 2021 16:59:47 pm

IP Address: n/a

Q1. What is your position on this proposal?

I'm still sitting on the fence

Q2. Comments (optional)

AS a neighbour directly across Menzies street from this development, I have a few questions. 1) the package we received yesterday isn't clear to me at least regarding the setbacks. The present townhouses have a considerable set back from the sidewalk and street; the present plan looks like, and I could be reading this wrong, a less than 2 metre setback from Menzies Street. A massive building that close to the lot line will really make the street feel quite claustrophobic and unpleasant. I would like to clarify about the building setback to ensure that the walk-ability and space now enjoyed on Menzies street is not reduced by this development. 2) I also note that there is no clarity about the number of cherry trees and the large plane tree that will be kept on Menzies. The cherry trees bring great joy to many people this time of year. I do not want to see the trees cut down as the development pushes out to maximize the lot footprint. 3) I can only imagine a great deal of blasting and/or excavating going on for a considerable period of time. Does the developer indemnify the neighbours for damages that might be incurred? Many thanks,

Q3. Your Full Name

Dr. Richard Kool

Q4. Your Street Address

117 Menzies St. Victoria BC



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Mar 09, 2021 17:07:19 pm

Last Seen: Mar 09, 2021 17:07:19 pm

IP Address: n/a

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

Q2. **Comments (optional)**

As a resident of this city that has had to move multiple times over the years, I have seen an exponential increase in my rent each time I do. As a matter of fact, after a recent rental inquiry into a nearby building comparable in amenities, size, etc. to this proposed development in the same neighbourhood, I found that 1 bedroom units were renting at nearly \$500 more per month than what my partner and I currently pay for a 2 bedroom. This is well out of our budget. This proposal, at its core, is simply further removing access to affordable housing to people that need it, which has been an ongoing trend. This city functions fundamentally as a service economy - well, where do you propose the working class go? What will Victoria look like if the people that do these jobs and provide these services are completely priced out? I make a pretty decent living in an industry that I love, and it's an industry that I feel contributes a lot to this city, and makes it a more enjoyable place to live in and to visit. Why then should I be forced to move as far as the Westshore or further, just to get by? At this rate, not only am I finding it difficult to make ends meet with the cost of living here, it's getting near impossible to save, and my prospects of home ownership are completely out of the question. I am one tenant writing you, in good health, with no dependents. If I'm feeling this way, I can't imagine what my neighbours that are trying to raise a family must be going through.

Q3. **Your Full Name** Matt E

Q4. **Your Street Address** 122 Menzies



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Mar 09, 2021 20:45:30 pm

Last Seen: Mar 09, 2021 20:45:30 pm

IP Address: n/a

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

Still on the fence

Q2. **Comments (optional)**

I would want the city to insist that the present structure be deconstructed, and not just crushed and taken off to the dump. If a developer can't be caring for the environment and the enormous waste involved in demolishing a building, they don't have a social license to build. There are some great BC-based companies that are deconstructing and recycling/reusing old building materials and this should be a requirement for the project on Menzies/Niagara Streets.

Q3. **Your Full Name**

Richard Kool

Q4. **Your Street Address**

117 Menzies



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Mar 10, 2021 17:00:26 pm

Last Seen: Mar 10, 2021 17:00:26 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I'm not entirely excited about having a 6 story building blocking all the views I have. The neighbourhood is already highly populated where do you intend to send all the residents that live there.

Q3. **Your Full Name** Jacqueline Lewis

Q4. **Your Street Address** 33 132 Menzies

**Respondent No:** 7**Login:** Anonymous**Email:** n/a**Responded At:** Mar 18, 2021 22:51:28 pm**Last Seen:** Mar 18, 2021 22:51:28 pm**IP Address:** n/a**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Hello, While I support this project in many of its principles, I do not think it goes far enough to ensure it integrates and provides a net positive to the surrounding community. Specifically, aside from a very small increase to the sidewalk width there is little that directly benefits the surrounding community. Given the magnitude of the proposed project I would argue community benefit and integration needs to be at the core of the overall project. Unfortunately, James Bay has many examples where project profitability has been prioritized over community planning to its detriment. For better or worse these are choices that impact neighborhoods for generations. Here is the list of benefits to the City and the neighborhood as outlined by the proponent in the Letter to Council: • An increased property tax base; • Increased population density to contribute to local businesses, cultural activities, and public life; • Increased population located within walking distance of amenities and services; • Improved sustainable design, construction, and operation of new housing compared to existing poorly built stock; • A greater number of much-needed rental housing units; and • A variety of unit types that allows for diverse residents, particularly with the two- and three-bedroom units. I may point out that not one of these benefits directly impacts the existing neighbours of this project. At best these are secondary and indirect benefits. Surely a project of this magnitude should be making a larger impact? The current design is affording the proponents a large greenspace courtyard in the center of the project. This design effectively creates a walled garden which will apparently be closed to the public. While raising the exclusive luxury appeal of the units for sale, I would argue this is not how community-based densification should work in our city. While many changes could be included to provide direct benefits to the neighbouring community here is one that would go a long way to integrate the project within the existing community. A gardened pathway should be open to the public running through the center of the project providing cut through access between Menzies, Niagara, and eventually Croft with the Phase II extension. Breezeways could be added to minimize the overall impact to the proposed building layouts. When we think about the overall walkability of a neighborhood it is the moments where we can leave the roadside, be it through a connection pathway or park, that are game changing. This is a chance to ensure we lock in community benefit for generations to come. For an effective example of this concept look no further than the Capital Park development down the street. Walkability is very hard to achieve within the confines of gridded street layouts. The proponent is looking to benefit from joining multiple properties into a single large project spanning the block, lets adjust this one so that the community shares in this benefit together. Sincerely, Dan Shumuk 106 Medana St

Q3. Your Full Name

Dan Shumuk

Q4. Your Street Address

106 Medana St.

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Mar 22, 2021 15:32:28 pm**Last Seen:** Mar 22, 2021 15:32:28 pm**IP Address:** n/a**Q1. What is your position on this proposal?**

Support if my comments are followed and made a part of the plans.

Q2. Comments (optional)

Hi, I was mailed a Proposed Development Notice, as I live within 100 metres of this development. First off, I am pleased to see that something new will replace the current townhouses which look rundown. I would support this new development only if these changes are made: - I wish that the houses along Niagara Street that are planned to be torn down would be left as is. This encourages a neighbourhood feel. It would be upsetting to seem them come down. - Reduce the height of the building particularly along Menzies Street. It is a couple of stories too high. It is towering over the street. -Also, I noticed trees are being kept on the North side. I don't see the existing cherry blossom trees on Menzies Street as part of the plans. They are a key part of the streetscape. They are admired by all of us living nearby as well as visitors. They would also provide some greenery and hide some of the building - keeping in mind that this planned building is more than three times bigger than what the building that is currently on site. This really worries me. -Also, 100 parking stalls does not seem to be enough for the 131 units planned. Living in the area, I know that parking is a huge issue. People still have cars. Also, parking must included in the price of the rent. An apartment building across from my house on Lewis Street charges for parking. It sits with many stalls empty. Meantime, the renters don't want to pay and block the nearby streets. We had to designate our street residential only. It's a big issue in James Bay. -Should this be a non-smoking building, please provide an area outside for smokers so they aren't gathering along the sidewalks smoking cigarettes and cannabis in front of houses on Menzies, Niagara and Croft Streets. This is what is happening in front of current apartment buildings. Thanks for your time, Lara Hurrell Lewis Street Home Owner

Q3. Your Full Name

Lara Hurrell

Q4. Your Street Address

53 Lewis Street



Respondent No: 9

Login:

Email:

Responded At: Mar 22, 2021 17:26:02 pm

Last Seen: Mar 22, 2021 23:49:25 pm

IP Address:

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

Q2. **Comments (optional)**

Very concerned about overflow parking on Niagara Street. Parking is limited as it is, and with so many suites not having on-site parking, plus some suites may have 2 vehicles, the competition for parking on Niagara will be huge. Take a look at Niagara St. available parking when everyone gets home from work. Not at midday when there's lots of parking available.

Q3. **Your Full Name** Margaret Osika

Q4. **Your Street Address** 435A Niagara Street



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Mar 27, 2021 19:34:43 pm

Last Seen: Mar 27, 2021 19:34:43 pm

IP Address: n/a

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

Q2. **Comments (optional)**

This design seems to have no sympathy to the site--the scale is far too large. The surrounding buildings are 4 storeys. The style is not in keeping with James Bay architecture. The materials proposed are not appropriate to the area. All in all, this will be an eyesore! I agree we need more infill housing in James Bay, but surely there are better ways of accomplishing this!

Q3. **Your Full Name** Kate Reid George Phillips

Q4. **Your Street Address** 123 Medana St



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Mar 29, 2021 12:50:39 pm

Last Seen: Mar 29, 2021 12:50:39 pm

IP Address: n/a

Q1. What is your position on this proposal?

I support the proposal but with reduced or amended site coverage to protect the trees on Menzies St. (see my comment below for rationale).

Q2. Comments (optional)

I support the proposal but with reduced site coverage. I am opposed to the loss of trees along Menzies Street, and the loss of the massive tree on the Menzies St. side of the property. I am concerned with the trend in landscaping to replace big trees that provide good habitat, with species that grow much less tall and provide less habitat. I would like to see the project designed to protect existing trees on Menzies.

Q3. Your Full Name

Sarah Weaver

Q4. Your Street Address

407-500 Rithet St

**Respondent No:** 12**Login:** Anonymous**Email:** n/a**Responded At:** Apr 04, 2021 21:07:48 pm**Last Seen:** Apr 04, 2021 21:07:48 pm**IP Address:** n/a**Q1. What is your position on this proposal?**

Currently oppose based on lack of parking spots the Applicant is proposing. Parking should be for the required 162 vehicles. See comments below.

Q2. Comments (optional)

As a homeowner living within 100 meters of the proposed development rezoning application for 110 Menzies & 450/456/458 Niagara Street to a Site-specific, Multi-family Zone, I would like to express myThe building will be entirely residential rental, with a range of 131units, 89 of which are proposed to be greater than one bedroom. Zoning bylaw for Site Specific, Multi-family Zone, requires vehicle parking for 162 vehicles and 176 bicycles, Strongitharm Consulting Ltd., the Applicant, has proposed to reduce vehicle parking to 100 vehicles and increase bicycle parking to 250. This is not acceptable in a neighbourhood already challenged by parking! As a home owner on Medana Street, we already see parking overflow from both Niagara and Simco Streets on our street now. While my household and my neighbour both only have one vehicle per house, which are driveway parked, it is common that a visitor cannot find parking close to our house. While it is lovely to foster and support a greener future and a non or single vehicle household, which I strongly support, it is not realistic to assume that a significant percentage of tenants in this complex will not own vehicles and those that do will only own 1 vehicle per household, when the reality is much closer to two vehicles per household. The city needs to ensure neighbourhood development is in harmony with the existing neighbourhood residents, who are already finding parking a challenge. Having insufficient parking from the very beginning of a new development that is a significant densification of an already densely populated neighbourhood, does not support sensitive infill.

Q3. Your Full Name

Claire & Patrick Smith

Q4. Your Street Address

116 Medana Street



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Apr 04, 2021 21:21:06 pm

Last Seen: Apr 04, 2021 21:21:06 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Don't see how this will benefit low income families and there is not enough parking for all the units. Concerned as live a block away and parking is a challenge already

Q3. **Your Full Name** Billy Zpage

Q4. **Your Street Address** 110 Medana Street
