

## City of Victoria

Attention Mayor & Council.

March 23, 2022

**Re: 110 Menzies Street (Village Gardens)**

**DPV #00157**

We are very disappointed that this project has reached this point when we are convinced that it ignores those things about James Bay that are good and attracted us to the area 30 years ago.

We are not against development, but we are against development that changes the fabric of our community and, more importantly, the fabric of our neighbourhood. This proposed building is enormous. The front and side yards have been obliterated; the building extends so that the face of balconies aligns with the sidewalk.

Furthermore, the proposal documents suggest that the project satisfies the OCP policy of "sensitive infill." We do not think there is anything "sensitive" about this proposal, and it most definitely does not meet the criteria for infill. The building looms over the streets, turning its back on the community. Any green space left on the site is now internalized such that we will never see it again. Obviously, the loss of the yard along Menzies Street ensures that the existing flowering trees are gone forever.

The proposal suggests that the project conforms to the James Bay Neighbourhood Plan citing the desire for "visual harmony of form and scale" and respect for the "existing streetscape character." We suggest that the project satisfies neither notion. In addition to the huge mass of the building, the exterior materials chosen suggests a small-scale residential or suburban project rather than a valuable addition to the streetscape. A project trying to infill itself into the community needs to bring real visual value. Other recently finished projects in Victoria have exterior finishing and siting that suggest genuine respect for the community. This project does not show respect.

Parking as we know is always an issue. The issue is particularly difficult in James Bay with the influx of people visiting the waterfront, shopping in the village, attending sports and festival events. With this project, we can be fairly certain that additional cars will put additional pressures on parking. To make things worse, we understand that the building operator is not required to assign a parking space to a particular suite and have the cost of the parking included in the rent. We know that tenants are happy to save the added cost of onsite parking by using on the street. We already live with this pressure.



We hope that the Council will consider carefully the message sent. By approving this 6-storey building, will others expect that 8 or 10 stories might be acceptable? The lure of developing more housing and increased taxes revenues is powerful.

We suggest that Council reject this proposal and suggest that a revised scheme, that is more sensitive to the nature of James Bay, be provided.

**Bev and Barry Horn**

322 Niagara Street

Victoria V8V 1G6

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Wednesday, March 23, 2022 4:16 PM  
**To:** Public Hearings  
**Subject:** FW: 111 Croft Street, 110 Menzies Street and 450-458 Niagara Street: Rezoning Application No. 00742 and Development Permit with Variances Application No. 00153

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**From:** David Grypma [REDACTED]  
**Sent:** March 23, 2022 1:49 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Fwd: 111 Croft Street, 110 Menzies Street and 450-458 Niagara Street: Rezoning Application No. 00742 and Development Permit with Variances Application No. 00153

----- Forwarded message -----

**From:** David Grypma [REDACTED]  
**Date:** Wed, Mar 23, 2022 at 1:34 PM  
**Subject:** 111 Croft Street, 110 Menzies Street and 450-458 Niagara Street: Rezoning Application No. 00742 and Development Permit with Variances Application No. 00153  
**To:** <[publichearings@victoria.ca](mailto:publichearings@victoria.ca)>

**Name:** David Grypma  
**Address:** 602, 1034 Johnson Street, Victoria, BC  
**Stance:** Support

**Notes:** Although it is a difficult issue due to the existing 45 units, it is difficult regardless due to the capital depreciation of the units. I'm in support of this because it triples the current number of units, and is a very walkable part of the city, so people don't need to use their cars as much and will emit less GHG emissions. There is a vast shortage of purpose built rentals in the entire region (remember in September when Uvic students had literally nowhere to live), so more units is very welcome to help find homes for people.

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:33 AM  
**To:** Public Hearings  
**Subject:** FW: Tree removal

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

From: GEORGIA WOODS [REDACTED]  
Sent: March 23, 2022 5:16 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: re:Tree removal

Regarding the cutting down of the flowering plum trees on Menzies St in James Bay... Why must progress mean we must kill everything????

Don't do it... 🌳🌳🌳...

Thanks for listening.

Sent from my iPhone

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Wednesday, March 23, 2022 4:16 PM  
**To:** Public Hearings  
**Subject:** FW: Trees on menzie

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

From: Jon [REDACTED]  
Sent: March 23, 2022 3:17 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Trees on menzie

I am really surprised that you are considering destroying these trees. I visit Victoria several times each year and on each visit I find more and more things being, or having already been done, to change his wonderful city into something I, and many others, no longer want to visit. Please Reconsider! The flowering trees you currently have definitely makes Victoria into a beautiful, unique place.

Jon Meyers

Sent from my iPad

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Wednesday, March 23, 2022 3:45 PM  
**To:** Public Hearings  
**Subject:** Fw: Flowering tree removal

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**From:** Luciana Boettger [REDACTED]  
**Sent:** March 23, 2022 11:10 AM  
**To:** Lisa Helps (Mayor) <LHelps@victoria.ca>  
**Subject:** Flowering tree removal

Dear Mayor Help,

I would like to add my voice to those opposing the permanent removal of the iconic flowering trees from the streets and boulevards of Victoria.

I took this picture of my daughter in 2015. We would often stop under these trees and marvel that nature could create something so beautiful. Coming to town to see the spring blossoms was something we would look forward to each spring. Sadly, they have been removed to make way for a very drab, uninspired native garden.

I am not sure what the motivation is for replacing these beautiful trees with the indigenous species that grow so abundantly everywhere on our island; and never more than a few minutes drive from the downtown core.

I consider the flowering trees an asset to the tourist driven downtown economy and worry that removing them is a serious misstep.

Please consider including, at least a few of these beautiful trees in your native landscapes. They add beauty, attract bees and tourists and, as a bonus provide respite for the soul.

Respectfully,  
Luciana Boettger (South island resident since 1972)

RSVP



Sent from my iPhone

**RE: March 24, 2022 City Council Meeting, Agenda Item F.4**

**110 Menzies, 111 Croft, 450-458 Niagara rezoning application No. 00742 and development permit with variances application No. 00153**

Dear Mayor and City Council:

I ask you to reject the applications for rezoning, and development permit with variances, that are being considered for the proposed development at 110 Menzies, 111 Croft and 450-458 Niagara.

**I strongly oppose the proposed development for a number of reasons. First and foremost, I oppose it because it requires the removal of 23 trees.** As I understand it, this includes the six large trees (70 to 176 DBH; the bylaw protects trees over 30 DBH) and six flowering plum trees. All but a couple of these trees are still in good or fair condition according to the arborist's report. Of these, 13 are bylaw protected and the plum trees are municipal boulevard trees (meaning, I assume, that they belong to the taxpayers).

I have to ask: how often have you walked along the stretch of Menzies by Village Green? Have you ever actually felt the presence of these trees? Do you appreciate how they bring beauty, grace, joy and peace to a busy neighbourhood; how their simple presence is "place-making"? **Nothing can replace a mature tree.** Not "place-making" furniture and props, not fancy brick sidewalk design, not wider sidewalks, not trees in pots on a roof, not new saplings which will take years if not decades to reach the maturity of the trees that now grace Menzies. For goodness' sake, these are living beings, not props to be moved around on a plan, to be disposed of if they are in the way of "progress".

**There is no good reason or excuse for cutting down living mature trees that have not reached the end of their natural life and do not pose a hazard to the public. There are many reasons for keeping them.** Recent ecological, social and psychological research has demonstrated the many essential values of trees, especially in urban environments. Besides contributing the qualities mentioned above, they provide heat abatement through shade and evaporation; they stabilize the soil and absorb runoff in what is primarily a hard-surface environment; they provide habitat for birds and other animals that are important to the local ecology. As the impacts of climate change become more extreme, the value of mature trees will only increase. Research is showing that trees are essential to our environmental, physical and mental well-being. It seems to me that someone has known this, hence the bylaw that protects trees over 30 DBH, the bylaw that this project seems to consider frivolous enough to ignore in favour of underground parking.

The developer has stated that there is no alternative to removing these trees, as it is necessary to build the underground parking. **I suggest that there is an alternative**, which is to build to "neighbourhood scale", in keeping with the character of the James Bay neighbourhood. James Bay is loved and valued by residents and tourists alike because it has a distinctive and unique



character. This character will be jeopardized by the proposed development, which is too big, too high, too dense, and does not fit the “place”.

I also find it hard to believe that you are proposing to demolish buildings that are still liveable, and provide affordable rental housing, to replace them with housing which, at market value rent, is becoming less and less affordable. What happened to the “missing middle” housing idea? This is not the solution, which I assume you recognize.

I do not oppose densification. I don't oppose it for James Bay. **I do object to new development that does not respect the norms and character of a well-established neighbourhood and its community of residents, and which shows little respect for established bylaws and city/neighbourhood plans.** There are more appropriate and respectful ways to increase density in James Bay through low-rise, small-scale developments that add a diversity of affordable homes, while maintaining the unique qualities that make James Bay a distinct neighbourhood.

As you consider the decision before you, please keep in mind that you are elected to serve the residents of Victoria, the people who live here. Serve – not impose your vision of what is best for the people and the city. It is not your job to remove obstacles for developers, who view our neighbourhood as a “strategic location” (the proponent's words) for making a profit. Keep in mind that you are making decisions that will have major impacts on the future character and liveability of the neighbourhood, impacts that you will not have to worry about if you don't live here. This should go without saying, yet I feel it needs to be said.

The proposed development will set a dangerous precedent if allowed to proceed. I urge you to reject the applications being considered, especially those that would permit the trees to be cut down. It's been over 50 years since Joni Mitchell saw it happening. Why are we still doing it?

*They took all the trees  
Put 'em in a tree museum  
And they charged all the people an arm and a leg just to see 'em*

*Don't it always seem to go  
That you don't know what you got 'til it's gone  
They paved paradise put up a parking lot  
(Joni Mitchell, 1970)*

Thank you for your consideration.

Marianne Bromley  
307-250 Douglas Street



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Wednesday, March 23, 2022 4:17 PM  
**To:** Public Hearings  
**Subject:** FW: Planned tree removal on Menzies Street

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**From:** MERLE MARKES [REDACTED]  
**Sent:** March 23, 2022 1:49 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Planned tree removal on Menzies Street

I have been notified by a neighbour that the plum trees on the entire block of Menzies Street between Niagara St and Thrifty Foods are to be removed. I object to this removal and would like to know the reason for it.

Regards,  
Merle Markes

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Wednesday, March 23, 2022 4:15 PM  
**To:** Public Hearings  
**Subject:** FW: trees...development

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**From:** Norah Clarke [REDACTED]  
**Sent:** March 23, 2022 12:55 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** trees...development

Please stop cutting down trees! Another good size tree being cut down on Toronto Street this AM. I also see that 7 more flowering trees are to be cut down because of new development on Menzies. Several others cut down along Menzies few years ago, also in front of and beside 435 Michigan Street now replaced with cement. The development, so called, going on in James Bay is near sighted. The infrastructure is not in place for such a large increase in population. There are only 2 fairly small grocery stores. It is not a large area and it is slowly losing it's appeal as a lovely place to live. Please slow down and use some common sense. We live on an island not wide open spaces.

N. Clarke  
James Bay

[Sent from Yahoo Mail on Android](#)

[REDACTED]

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**From:** Richard Kool [REDACTED]  
**Sent:** Wednesday, March 23, 2022 10:25 PM  
**To:** Public Hearings  
**Subject:** Changes to 110 Croft, 110 Menzies and 450-458 Niagara Streets: Rezoning 00742

Friends,

I own a house across from 110 Menzies, and have several concerns about the proposed alterations to the building that would be going up at 110 Menzies.

If I understand the proposed alterations correctly, there is a proposal to reduce the setback of the new building from the present 7 m. to 1.37 m on Niagara Street. This would necessarily result in the beautiful and historic blossoming plum trees, given as a gift to James Bay by the Japanese community in the 1930s or so, being destroyed; and this greatly reduced setback would also put a wall along the west side of Menzies, creating the sense of a canyon in the neighbourhood.

Anyone can see how terrible having the height of a building constructed right to the property is by looking at the Shoal point development, versus the way that height of The Reef is set back from the street by vegetation and patios.

Having a six story building across the street from us will block the sun for the afternoon for our property and no doubt increase traffic on Menzies considerably. But it is the loss of the trees, who have only beautified our neighbourhood and provided habitat for countless creatures, that really concerns me, along with the loss of the sense of space that would come with the building sitting virtually on the sidewalk.

I would recommend that on both Menzies and on Niagara Streets, the zoning be altered to give a greater setback for the buildings, and that the flowering trees along Menzies Street be protected as part of the cultural heritage of Victoria and the James Bay community. While I appreciate the planting of new trees, destroying the mature trees seems like a wanton act.

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Dr. Richard Kool  
117 Menzies St.  
Victoria BC V8V 2G4

[REDACTED]

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**From:** Arielle Brown [REDACTED]  
**Sent:** Thursday, March 24, 2022 8:03 AM  
**To:** Victoria Mayor and Council; Public Hearings  
**Subject:** James Bay development

To whom it may concern,

I'm writing in regards to the proposed housing development in James Bay (Menzie's & Niagara).

I saw the news yesterday and residents were up in arms about losing a few trees where this new housing development will be. It would be incredibly sad if this development did not go through because a few residents are worried about losing a few trees (that can be found all over the city). I would imagine trees would be planted to replace those that will be removed? There are much bigger issues at play, and lack of housing (and affordable housing) is one of them. I understand that people are resistant to change but a new development in this area would be wonderful and is desperately needed. I heard that Oak Bay recently denied a housing project and it saddens me to hear that residents are not welcoming of new people who need a place to live.

I'm in my 30's and I have numerous friends who have moved away because they either can't find a suitable place to live here or they can't afford it anymore. These are people with well-paying jobs and double incomes. I'm afraid I will be next. I don't know if I'll be able to raise a family here with the lack of housing opportunities. I work in health care and we are already seeing diminishing staffing levels because of the pandemic. If this housing crisis continues, even more health care professionals will be leaving and current residents will have fewer and fewer people around to take care of them.

I really hope that council does the right thing and approves this project. Victoria will become less and less vibrant if we lose people that make it special.

Thank you for your consideration,

Arielle Brown  
303-1500 Elford St  
Victoria, BC  
V8R 3X8

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Thursday, March 24, 2022 2:03 PM  
**To:** Public Hearings  
**Subject:** Fw: Concerning the Rezoning Proposal in James Bay, Menzies Street

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**From:** Andreas Lohstraeter [REDACTED]  
**Sent:** March 24, 2022 2:02 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Concerning the Rezoning Proposal in James Bay, Menzies Street

Good afternoon,  
I hope this early spring day finds you well.

I am writing in vehement opposition to the proposed zoning project located on Menzies Street in James Bay. In the tumultuous, anxious times in which we find ourselves in, an application for a project that would both remove mature city trees AND affordable housing for low-income residents is unconscionable, short-sighted, and clearly an act that does not serve the city of Victoria's constituents, something the mayor and council are supposedly attune to.

To demolish low-income housing in the middle of a housing crisis is abominable. To do so AND replace that housing with expensive, unaffordable living quarters that only a few would benefit from is reprehensible. In what world is it wise to put those most vulnerable in further jeopardy?

Further, removing city bylaw-protected trees present on the property, which I would imagine the developer would be keen to do, is a sham. Given our current environmental crises, how can we argue removing older trees is sustainable? Their presence is already in peril. I have noted countless bird species in all trees present on site - how would the developer compensate the loss of these homes as well? How would the city of Victoria compensate all the homes lost, both human and non, if the green light for this project is given? The cherry trees present on the block provide much happiness and joy to all residents and should not be removed solely for the purpose of profit for one or two individuals.

Please consider this decision heavily. There is more at stake than money to be made; this case could set a precedent for affordable housing in the city for years to come.

A concerned citizen,

Andreas Lohstraeter  
24 Lewis Street  
Victoria, BC V8V 2E8

Sent from my iPhone

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[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:32 AM  
**To:** Public Hearings  
**Subject:** FW: Please save our blooming Trees!

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**From:** Anica Vsb [REDACTED]  
**Sent:** March 22, 2022 4:32 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Please save our blooming Trees!

Hello,

My name is Anica Bacic. I am supporting the "please save our blooming Trees" campaign.

Please don't cut down 7 mature flowering purple trees along Menzies from Niagara to Thrifty's.

I live in the neighbourhood and every time I go to Thrifty's I am enjoying the Purple plum trees along Menzies street.

I'm a cancer survivor and seeing something as beautiful as those trees can make my day better.

Please think about all the people who live there, and like me enjoy those trees, before you make your decision.

Thank you,

Yours sincerely,

Anica Bacic



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:33 AM  
**To:** Public Hearings  
**Subject:** FW: Purple plum trees on M noise

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

From: Bob Boettcher [REDACTED]  
Sent: March 23, 2022 10:03 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Purple plum trees on M noise

Council members and Mayor.....

What are you trying to do? You have no problem putting in bike lanes where a lot of cyclists can't bother to obey traffic by-laws, but you don't want to save some beautiful trees on Menzies! Have you even taken the time to go and look at them on your bikes, Hey Mayor. Save the trees and charges bikers to use their facilities you love to spend money on!

Thanks

Resident of James Bay.

Bob Boettcher

Sent from my iPad

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 12:54 PM  
**To:** Public Hearings  
**Subject:** FW: 7 trees on Menzies

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

From: C Dubney [REDACTED]  
Sent: March 24, 2022 11:38 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: 7 trees on Menzies

Please PLEASE leave those trees alone...it would take years to grow back that glory that is there now. The environment needs these mature trees and we need the beauty....  
Thank you and hope you listen to the community needs.....C. Dubney

Cookie Dubney  
Victoria B.C. tel [REDACTED]

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:34 AM  
**To:** Public Hearings  
**Subject:** FW: Trees on Menzies St

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

From: Fred Hunt [REDACTED]  
Sent: March 24, 2022 9:05 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Trees on Menzies St

Your Honour and Councillors,

The proposal to construct a six story residential complex at 110Menzies St is seriously flawed if it comes with the need to remove heritage trees that have been an essential part of the character of the Menzies neighbourhood. Removal would have a starkly negative effect not only on the local Menzies neighbourhood but on the character of James Bay as a whole.

Please save these trees!

Thank you,  
Fred Hunt  
200 Douglas St.  
Sent from my iPad

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:33 AM  
**To:** Public Hearings  
**Subject:** FW: Trees on Menzies from Niagara Street to Thrifty's

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

From: Gail Prier [REDACTED]  
Sent: March 24, 2022 6:26 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Trees on Menzies from Niagara Street to Thrifty's

Please do not cut down these 7 trees. They add beauty to a rather austere area and are good for our environment. James Bay residents love these trees. I know when I walk by them I am stirred by their beauty and feel lifted in spirit.

Please read some excerpts from Joyce Kilmer's poem "Trees" below:

"I think that I shall never see  
A poem lovely as a tree...  
Poems are made by fools like me,  
But only God can make a tree."

Thank you for considering the wishes of many many James Bay residents.

Sincerely,  
Gail Prier  
410, 345 Quebec Street  
[REDACTED]

Sent from my iPad

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:33 AM  
**To:** Public Hearings  
**Subject:** FW: Do not disrespect Victoria's Japanese-Canadian heritage by reducing blossoming trees

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**From:** Jane Henderson [REDACTED]  
**Sent:** March 23, 2022 7:33 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Do not disrespect Victoria's Japanese-Canadian heritage by reducing blossoming trees

Dear Mayor and Council,

I write because I have heard that some blossoming trees on Menzies St near James Bay's Five Corners may be cut down and replaced with other kinds of trees.

I urge you to replace any blossoming plum or cherry trees that need to be cut down with other blossoming plum or cherry trees. These trees represent the contributions of Japanese-Canadians to Victoria and the west coast. They should be honoured and their history made more well-known. A public plaque explaining their history, somewhere in Victoria, is more than appropriate.

Whenever I share the history that I have been taught about our city's blossoming trees and how they came to be here, people are moved by the civic generosity of the Japanese-Canadian Association in 1937. My heart hurts to reflect that Canada began its internment of Japanese-Canadians and seizure of their property just a few years later.

Please see this April 2019 article from Nikkei Voice for more explanation:

<http://nikkeivoice.ca/sakura-a-reminder-of-japanese-canadian-history-in-victoria/>

Again, I respectfully urge the City of Victoria to replace any flowering plums and cherries with more of the same.

Thank you very much for your time.

Sincerely,  
Jane Henderson

[REDACTED]

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**From:** Jeremy Krogh [REDACTED]  
**Sent:** Thursday, March 24, 2022 9:32 AM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** 110 Menzies 111 Croft & 450-458 Niagara

Hello,

I am writing to support the proposed 137 unit rental housing project at Niagara and Menzies. The additional housing units are badly needed in our city and this project will provide secure tenure for many years. The James Bay neighborhood is great location for more density, it is walkable, close to downtown and well connected by transit and bikeways. Although regrettable that street trees need be removed this is not reason to deny new housing.

When voting please consider the hundreds of possible future tenants that are desperately searching for secure housing right now. This project and ones like are desperately needed. I implore council to support this project and help those in search of housing.

Thank you  
Jeremy Krogh

Graham St  
Victoria

**From:** Public Hearings  
**Subject:** FW: Public hearing dated 3/24/22 @ 6:30 pm

From: Jacqueline Lewis  
Sent: Thursday, March 24, 2022 at 137pm  
To: [publichearings@victoria.ca](mailto:publichearings@victoria.ca)  
Subject: 110 Menzies Street Development

Re: Submittal for Victoria Public Hearing: March 24, 2022

Mayor Lisa Helps and City Council:

This property has been on the ancestral lands of the Coast Salish, Haida Gwaii and many other indigenous nations and tribes for centuries. Generations of families, animals, plants and ocean creatures lived here for thousands of years before Colonial injustice affected brothers and sisters of these territories, today 4 generations of people suffer with poverty, homelessness, trauma and loss of culture and heritage, the lands ecosystem has also been greatly harmed from agriculture, overpopulation, deforestation, human interference has caused the collapse of ecosystems on Vancouver Island, and today we see native plant and animal species of Vancouver Island nearing extinction. History shows us that people who seek external power over others are unjust. It's about time people use personal power from within themselves and share their personal strength and power mindfully bringing positive change rather than personal achievements. Can we try to respect each other and our environment? People need to focus on cooperation with others rather than that of competition and gaining power or control everything we can outside of ourselves.

For over 19 years I have resided at #132 Menzies Street. This building was made possible by the federal government. All tenants here pay subsidized rent to BC housing. I am grateful for this apartment, this is the only place my child has known as home. I am fortunate to remain living here when my income fluctuated. I was still able to offer my child a stable home. I am devastated about the impact this development is having on myself and every person I speak to in the neighborhood feels similar to www myself.

I strongly oppose any application and all attempts of re-zoning height increase (Amendments to Bylaw (No. 1269) –No. 22-007). I disagree with any permits to vastly increase the footprint and decreasing the green spaces and removing the larger trees and flowering trees surrounding the property. The zoning regulations are in place for a reason in this neighborhood and I request that these bi-laws be left in place and continue to be enforced, please hear my primary concerns below:

#### 1. BLOCKING PEOPLES RIGHT TO NATURAL SUNSHINE

This proposed 6 story building is approximately 15 meters away from my apartment front entrance. It will tower 3 stories above our bedroom windows thus restricting  $\frac{3}{4}$  of natural sunlight to all the south facing tenants living at 132 menzies street, all the tenant entrances, windows

and yard space will no longer receive much sunshine. We are devastated with the thought of completely being blocked from the spectacular views we were graced to receive, the sunshine this building has is getting snuffed out and permanently blocked out I request that the new building stay the height it is out of respect the tenants of live at the property at 132 Menzies Street. It really is not fair to the people who live here.

The development plans show the building will be about 8-10 feet closer to the road t from where it is and it also will be 2-4 times higher than it is now. This footprint of this development will permanently cast a huge shadow over half of an entire block in James Bay. Menzies street is by far one of the busiest roads in the neighborhood. In the evening this street appears to look like a light at the end of a tunnel, because it's one of the longer north~south streets that runs directly to the ocean. Many people walk along Menzies street from the inner harbor to the ocean catching the beautiful evening sun setting in the east is quite spectacular especially when the sky is glowing orange and purple. Do you understand why so many people are upset about the flowering plum trees being removed? People who walk along this street are not too happy. . Neither are the birds that nest in all the trees that have literally been here for close to a century. It is truly a blessing to see the birds that have nested in those trees as part of their migration.

## 2. OVERCROWDING

This neighborhood is already densely populated with multiple mid rise apartments which are affordable to people who live here many of whom don't earn an enormous income, it's very upsetting to see the number of properties in James evicting and attempting to evict tenants. Does anyone know or care about how many people in James bay who have been Reno-evicted during the pandemic or does anyone care about how difficult this is for them? No I guess not.

## 3. LOSS OF PRIVACY

Privacy at night will be affected by a higher volume of noise from so many new tenants. How would you want to move if someone built a 6 story building with multiple apartments 15 feet from your bedroom window ?

## 4. INCREASE OF LIGHT DURING THE NIGHT

The neighborhood will have an extreme increase of artificial light during the night. Some peoples sleep may become affected because of this extreme lack of darkness coming from the artificial lights on the property walkways and residents lights and hallways lights from these types of buildings can feel blinding and hard to block even thru black curtains! I think lots of people in the entire neighborhood could be affected by this. I know of some people can't sleep in big cities because the lights are too bright. Lack of sleep really can affect some people's circadian rhythms and energy levels. Not easy if someone needs to work but is exhausted from lack of sleep. Could this affect more people than we care to see?

## 5. LOSS OF NATURAL OUTDOOR AIR CIRCULATION:

The outdoor natural circulation of fresh air will be unable to flow freely between our building and the new building. These new buildings will block a lot of the natural flow from gusts of outside air circulation between the existing 3 storey building we live in and the proposed 6 storey building (which is basically double the height) 15 meters beside ours. Barbeque smoke for example would not circulate very well between a taller building and the existing one already here. This is one



more reason that we request that the new buildings be the same height as they are outdoor fresh the outdoor natural circulation of fresh air will be unable to flow freely between our building and the new building. These new buildings will block a lot of the natural flow from outside air circulation between the existing 3 storey building we live in and the proposed 6 storey building 15 meters beside ours. Barbeque smoke for example would not circulate very well between a taller building and the existing one already here. This is one more reason that we request that the new buildings be the same height as they are will not flow freely between our building and the new building. These new buildings will block a lot of the natural outside currents of fresh air circulation in the neighborhood especially between 132 menzies and the to the proposed 6 storied building approximately 15 meters distance from neighbors for example carcenogen air particles from leaf blower dust, barbeques smoke and carbon monoxide from an increase of vehicles on menzies street would become stagnant in this very crammed space, this is one more reason that we request that the new buildings remain the same height as they are

#### 6. DRASTIC INCREASE IN VEHICLE TRAFFIC CONGESTION

5 corner intersection and Menzies can't handle too much more vehicle and pedestrian traffic needs to have more walking area, Menzies street is one of the 3 main arteries from the ocean, to downtown and being a one way street it is too busy already, this area is highly populated, these buildings are too high in density 200 plus residents after phase 2 of this project WILL bring a ton of more vehicles to this area of James Bay. Menzies street has thousands of people who commute via car, bikes and walking and it gets supper busy during tourist season. Reducing the yard setback from 7.0 meters to 1.31m is too restricting to pedestrians who will live in the building and who commute on the sidewalk along Menzies Street. Does anyone realize how many years pedestrians have traveled along three paths are forged into the walkway along the front yards of village green (the area facing menzies street) Many people strongly object to the plum trees being destroyed, in my opinion they all look vibrant and beautiful, I am sure if there are any harmful pathogens as we hear, can the city can find a way to save them rather than destroying them?

#### 7. DEMOLITION, CONSTRUCTION AND SIZE OF DEVELOPMNENT

The scope of this project is huge, renters surrounding this project will likely be driven out of their homes. Many people will be impacted for various reasons, allergies, sensitivity to noise, perhaps people with small children, shift workers, people who work from home, elderly people for example will be profoundly impacted physically. Think about when the buildings are destroyed, potentially releasing asbestos, mold and dust particles and various airborne carcenogens into the air. The ongoing noise and pollution from equipment exhaust etc. will make it unbearable for so many people they will be driven out of their homes due to this. Will this development should be compensating people close to this project who will need to move from their households due to this project?

#### Closing:

We are witnessing gentrification of neighborhoods, marginalized people becoming homeless, high rents that many of us can not afford, remote communities living without water, violence and poverty in high density neighborhoods where the renters pay the landlords or investment companies who generate external powerful profits only to re-invest in more property to generate higher profits. Low income earners are surrendering more than half of the money they earn, overcrowded buildings and streets are cast in shadows from multi storey buildings crammed with hundreds of people crammed upwards and deep into small blocks of land. Small handfuls of owners generate millions of dollars revenue every month from the smallest amount of land with the most people they can fit into the building, no one can see the sky beyond the skyscrapers and the air becomes stagnant, poverty prevails. Concrete buildings and roads full of vehicles prevent species of animals from resting in their

natural habitats . Investors today fight for financial power, their competitive games cause upheaval and injustice. Please think about the community and keep the zoning as it is.

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:32 AM  
**To:** Public Hearings  
**Subject:** FW: Menzies Trees

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

From: Jenny McDonell [REDACTED]  
Sent: March 24, 2022 8:58 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Menzies Trees

Dear Council Members, as a resident of James Bay and a frequent visitor to our James Bay Village I implore you to reconsider your decision to allow the removal of our beautiful flowering trees on Menzies Street.

Thank you for your consideration,  
Jenny McDonell

Sent from my iPad

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:33 AM  
**To:** Public Hearings  
**Subject:** FW: Save Our Blooming Trees Plus Monies to First Nations

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**From:** Jo Wootten [REDACTED]  
**Sent:** March 24, 2022 8:10 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Save Our Blooming Trees Plus Monies to First Nations

Good morning:

Please reconsider how to save the blooming trees in James Bay. There are ways to retain the trees and still build a new structure.

The Federal Government is looking after the First Nations and it is not the job of the city council to provide monies to the First Nations. This is a decision I am totally against. The taxpayers can only withstand so much.

J. Wootten  
Taxpayer and a resident of Victoria  
Not a resident of another municipality

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 1:57 PM  
**To:** Public Hearings  
**Subject:** Fw: leave our trees alone

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**From:** Kate B [REDACTED]  
**Sent:** March 24, 2022 1:55 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** leave our trees alone

You've destroyed enough perfectly good trees. Leave the trees on Menzies alone!

Sincerely,  
Kate Beckett  
Victoria

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:34 AM  
**To:** Public Hearings  
**Subject:** FW: Mature flowering plum trees

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**From:** Lane arndt [REDACTED]  
**Sent:** March 24, 2022 10:12 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Mature flowering plum trees

For real you guys? Just get a damn grip already and put nature ahead of God damn commercial interests for a change.  
It's things like this that make our town special.

You guys really can't be this bad right?

Every one of your infrastructure moves in the last three years has been preposterous, this could to them all!

Don't be the idiots you seen to be on this one ok? Keep the damn trees!!

Sincerely,

Pissed off James Bay resident hugely impacted by this stupid new development!!

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:32 AM  
**To:** Public Hearings  
**Subject:** FW: Seven mature plum trees along Menzies

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**From:** Lorraine MacIver [REDACTED]  
**Sent:** March 24, 2022 9:00 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Seven mature plum trees along Menzies

I live in James Bay and I am writing to express my absolute disapproval of the City Council's plan to cut down the seven mature plum trees along Menzies. I realize that the sidewalks are narrow but we, in James Bay, have managed quite well to make our way around on the sidewalks with these trees in place for many years. These trees are beautiful and need to be left in place. These trees bring joy to us. Planting replacement saplings will take a very long time to mature and we, the residents, do not want this.

The word on the street is that Mayor Help and many Council members do not appreciate the importance of mature trees and feel quite comfortable killing and remove our beautiful mature trees to expand sideways, to develop bike lanes as well as to allow developers easy access to build. This tendency lacks an all inclusive vision that realizes how important trees are to the health of the people as well as the birds in the area.

Please stop taking down our trees.....they are so important!

Lorraine MacIver,

3-277 Michigan St,  
James Bay

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 12:08 PM  
**To:** Public Hearings  
**Subject:** Fw: Blossoms

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**From:** Lynne Wells [REDACTED]  
**Sent:** March 24, 2022 9:33 AM  
**To:** Lisa Helps (Mayor) <LHelps@victoria.ca>  
**Subject:** Blossoms

Dear Mayor,

You MUST not allow those beautiful, amazing, iconic trees on Menzies and Niagara to be cut down. It is just wrong on so many levels. Please intervene and stop this appalling approach to progress. A sidewalk vs trees; never ever should be negotiated.

People flock to Victoria to experience this magnificent nature.

STOP THE DECIMATION OF THESE BEAUTIFUL TREES.

Sincerely,  
Lynne Wells

Sent from my iPhone



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:34 AM  
**To:** Public Hearings  
**Subject:** FW: James Bay residents concerned redevelopment project could cause 'trademark' trees to be cut down

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**From:** Mary Koyl [REDACTED]  
**Sent:** March 24, 2022 10:19 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** James Bay residents concerned redevelopment project could cause 'trademark' trees to be cut down

<https://www.cheknews.ca/james-bay-residents-concerned-redevelopment-project-could-cause-iconic-trees-to-be-cut-down-993729/>

Good Morning Mayor and Council,

Please insist that the developer redesign these much needed apartments so that the cherry trees are not destroyed. They are iconic and surely a better plan can be tweaked to keep them. It's not a big request, but the impact of doing this is major, particularly every spring with the blossoms come out. Why are we doing things that incrementally diminish the unique charm of James Bay?

Sincerely, Mary Koyl  
122 Clarence Street  
James Bay

[REDACTED]

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**From:** Mark Stephenson [REDACTED]  
**Sent:** Thursday, March 24, 2022 8:58 AM  
**To:** Public Hearings  
**Cc:** Victoria Mayor and Council; Lisa Helps (Mayor); Marianne Alto (Councillor); Stephen Andrew (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** James Bay Development Public Hearing

Good Morning,

I wanted to write in and offer my support for the development at Menzies and Niagara in James Bay that is going to public hearing on Mar. 24, 2022. As a resident of Victoria, our city desperately needs more housing options, and this project would definitely be a step in that direction. I am in my 30s, and have had friends and colleagues leave the city, because they can't find anywhere affordable to live. I am thankful that I own a condo in the city, but with a growing family, we are sure to need more space in the years ahead, and desperately hope there will be more 3 bedroom options in the city by then. Otherwise my wife, a nurse in the city, and myself, an employee at the University of Victoria, might need to leave town as well.

I saw a story on the news of some neighbours upset that they might lose the "trademark of James Bay" cherry blossoms. While it is unfortunate to lose trees in an urban environment, I was pleased to hear the developer is replacing them at a 3:1 ratio, which is essentially a net benefit to the city. The neighbours might just have to enjoy the cherry blossoms on a neighbouring street. I really, really hope the project isn't turned down just because the nearby residents might lose the enjoyment of a few cherry blossom trees.

Additionally, it is troubling to see the current tenants forced to leave if this new development goes forward. Hopefully the developer can provide reduced rates for some of these tenants in the new project. However, I still believe this project should go forward, as it will help housing affordability in the long run, and keep the city growing and vibrant. It is hopeful to see the developer commit to the city's tenant relocation program, so hopefully they will be in good hands. I really hope the project doesn't get rejected just because 100% of the tenants might not be offered the same rate in the new project, as that would likely be unfeasible for any developer, and does little to improve affordability in the long run. And the building will eventually need to be replaced, so this wouldn't be solving the issue, rather just pushing it down the road.

A multitude of housing options within walking distance of downtown and other amenities is much, much preferable to continued sprawl out on the West Shore. At a time when we urgently need to reduce our emissions, this would be a huge step in that direction as well. Let's find homes for people to live within the core, and not force people to commute for hours in their cars.

Victoria and the entire capital region desperately needs more housing, so let's be a leader and step up. This would be a huge boost to the neighbourhood, and to the city.

Thanks for your time, and I look forward to seeing Council's decision.

Mark Stephenson  
303 - 1500 Elford Street, Victoria, BC

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:34 AM  
**To:** Public Hearings  
**Subject:** FW: Save Trees on Menzies

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

From: Patrick Lawson [REDACTED]  
Sent: March 24, 2022 9:59 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Save Trees on Menzies

We would like to add our voices to save the trees on Menzies between Simcoe and Niagara.

Patrick & Julie Lawson  
450 Simcoe St.  
Victoria BC

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:32 AM  
**To:** Public Hearings  
**Subject:** FW: Blossom Trees

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

From: patricia anne smith [REDACTED]  
Sent: March 23, 2022 3:46 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Blossom Trees

I hope you have a very good reason for even considering removal the those lovely blossom trees on Menzies. If not please leave them alone and let us all continue to marvel at their beauty.

Thank you,  
Concerned citizen

Sent from my iPad

[REDACTED]

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**From:** Paul Wainwright [REDACTED]  
**Sent:** March 24, 2022 12:21 PM  
**To:** Public Hearings  
**Subject:** Village Green Development

re: Development Proposal for Village Green on Menzies Street

On invitation from Council for input regarding the above named development, I would like to submit the following:

My wife and I are the owners of 60 Menzies Street and have enjoyed living here since 2013.

My concern revolves around the issues of:

1. Increase in volume of traffic and impact on parking
2. Loss of bylaw protected trees including the flowering plums, poplar and elm.

I implore council to ensure these issues are addressed in a manner beneficial to the neighbourhood and that bylaw protection for trees is strictly maintained.

yours

Paul Wainwright  
60 Menzies Street  
[REDACTED]

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** March 24, 2022 11:33 AM  
**To:** Public Hearings  
**Subject:** FW: Removal of trees

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**From:** Ronnie Eastwood [REDACTED]  
**Sent:** March 23, 2022 9:13 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Removal of trees

I can't believe that the city would even agree to cut down those beautiful plum trees in James Bay. They are an iconic part of this beautiful part of the city.

Even if you feel compelled to tear down the affordable housing beside these trees, surely to heavens they can do their project around them. Replacing them with saplings is not a solution when it will take a significant number of years for them to grow to provide the beauty they currently exhibit.

I really hope you reconsider this decision.

Ronnie