

[REDACTED]

From: Tamara Bonnemaïson [REDACTED]
Sent: July 23, 2022 5:50 PM
To: Public Hearings
Subject: July 28 public hearing, 822 Catherine Street

Hello, I am a resident of Vic West and would like to offer my support for the proposed development at 822 Catherine Street.

This development would provide much needed housing in our wonderful neighborhood. It would also provide 2 commercial units, and I am really looking forward to having a couple more stores or coffee shops within walking distance. I think that allowing development around the Catherine Street neighbourhood hub will make this area even more lively and fun to visit.

Thanks,
Tamara Bonnemaïson
919 Hereward Rd, Victoria, BC V9A 4C9

[REDACTED]

From: Ryan [REDACTED]
Sent: July 24, 2022 7:25 PM
To: Public Hearings
Subject: RE: Proposed changes to 822 Catherine St. Development Permit with Variances application #00173

To: Victoria City Council Members

We the owners of 303 Langford St. would like to take the opportunity to express our opinions regarding the proposed development permit for 822 Catherine St. The following comments we would like the city council to consider in their decision:

Lot Size: The proposed building design is too large for the current lot size which is noted by the request by the developer to reduce the front and rear yard setback to increase building foot print outside the current lot size. In addition, the design of the building is to be 3 and half stories which will look a lot taller given the current street elevation from Langford St. down to Wilson St. The current design will overwhelm the neighborhood and will also decrease sunlight in the area. This building design and number of units is way too big to the current lot size, they should consider a 2 story building (approximately 15 units and 2 commercial units) with-in the current permitted lot size. A building of this magnitude should have purchased two lots to carry the size of this project. Also, the rear set back reduction will be very impeding to the adjacent residents on Langford st and Bella St. Has safety, noise, fire hazard, natural lighting and privacy been considered for neighbors behind the proposed building on Langford st and Bella st?

Number of Units: The proposed development is planned to have 31 Units along with 2 commercial units. Has it been considered the impact on the number of people living now on the corner (Between 31-62 new residents) and the impact of traffic now in the area? Also consider the current BC housing project across the street with approximately 42 units almost completed. The impact of those additional 42 units with residents have not been assessed yet on the impact that will have in the neighborhood on the same block.

Residential Parking reduction: The Proposed Plan will reduce 30 stalls to 10 stalls. The current street parking are for the residents that live in the neighborhood. There are currently multiple family homes in the neighborhood with more than one vehicle. Where are the vehicles with reduced 20 parking spots are supposed to park? Is the developer planning to provide 20 free parking spots to compensate the neighborhood residents in the building's underground parking lot? The impact of this project effects all the residents in the neighborhood that rely on street parking and there is no consideration given to the current residents that live in the neighborhood. This will create a stress on all the residents to find parking.

Commercial Vehicle Parking Reduction: The proposed plan to reduce 6 stalls to 0 Stalls. The current gourmet store in the neighborhood attracts many shoppers not just locally but from people around Victoria. Where are these people supposed to park? This reduction will deter shoppers from going to the store. Also, this will impact adjacent residential street parking as shoppers will now park in spots that should be for residents in the neighborhood. Will the developer provide 6 free parking spots for the store? This store is a signature one of a kind find in Vic West and we should support all what they have done to showcase Vic West and bring the community together. The reduction to zero parking will have a great effect on his business viability. We should be supporting the current small businesses in the area.

Design: The building does not take any architecture elements into consideration of the historical landmark homes found on Catherine street and surrounding streets which are part of the Victoria Heritage Foundation. For example, the housing development on Wilson St (one block away) did consider historical design elements into their building plans. They also did consider the number of new residents to impact the neighborhood by creating townhouses to support single families as well as appropriate parking.

Congestion: With new addition of the BC housing and now planned right across the street. Has there been any consideration of the amount of people, noise and increased traffic to this quiet residential neighborhood? Also, note there is an elementary school two blocks away, has anyone considered the impact on the children now trying to cross the streets on Langford and Catherine with now the increased lack of visibility of the large building size and busy traffic?

Thank you for allowing us to voice our opinions on this project.

Ryan and Christina Sukhoo
(owners of 303 Langford St.)

Ryan Sukhoo, MD
Sent from my iPhone

[REDACTED]

From: Victoria Mayor and Council
Sent: July 25, 2022 1:44 PM
To: Public Hearings
Subject: FW: 822 Catherine Street - Vic West Development Proposal Feedback

From: L H [REDACTED]
Sent: July 13, 2022 11:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 822 Catherine Street - Vic West Development Proposal Feedback

Dear Mayor and Council,

I am really sad to hear that there is a proposal by Aryze Developments to demolish another historic gem of a house in Victoria. The large home at 822 Catherine Street in Vic West, has stood as a landmark since 1907. I hear the original owner of this home ran the little grocery store (now the Market Garden) next door. I know that it was featured in (April 2011) in Canadian House and Home Magazine.

It is disheartening to see Victoria lose many of its historic homes. There are eight that I can think near my home that are currently at risk of being torn down with condo developments. This large home at 822 Catherine Street could be turned into multi-family units through a restoration. I really wish that developers would think beyond ripping down beautiful, well built buildings and start incorporating them as part of new developments.

What attracted me to Victoria when I moved here was that it had many beautiful, characterful buildings. I am now seeing them disappear at an alarming rate.

Council, please reconsider this application and encourage its developers to embrace the old structure through a restoration as part of its development plans.

Sincerely,

Lara Hurrell
Victoria Resident

[REDACTED]

From: Victoria Mayor and Council
Sent: July 25, 2022 1:43 PM
To: Public Hearings
Subject: FW: Aryze development 822 Catherine Street

From: Ginny [REDACTED]
Sent: July 25, 2022 10:49 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Aryze development 822 Catherine Street

Good morning,

I am writing to express my very strong opposition to the proposed variances of Application No. 00173 .

The oversized project in this “small urban village” will have a detrimental effect on the liveability of especially those in residences in close proximity to this proposed development, namely in the 300 blocks of Langford Street and Bella Street and within a 2 block radius.

3 houses in particular, 309 Langford, 315 Langford and 309 Bella Street abut the proposed development. Between 309 Bella and 315 Langford there is a very tall and very old cedar hedge whose roots would undoubtedly be dramatically affected with the proposed rear yard setback being moved from 6.0 m to 2.3 m. Remember that we must save our trees.

The proposed building plan does not take into the consideration of the downward sloping of Langford and Bella streets. The patio of the building would therefore be much higher than the properties it would overlook.

Thirdly, the reduction of commercial vehicle parking from 6 stalls to 0 stalls! This is a village with commercial development which means cars in an area with an elementary school 2 blocks away. Many drive from other areas of the city and many have mobility issues.

I respectfully submit my concerns

Sincerely,

Virginia Bryce
825 Mary Street