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**From:** Victoria Mayor and Council  
**Sent:** Wednesday, July 27, 2022 4:03 PM  
**To:** Public Hearings  
**Subject:** Fw: 822 Catherine St

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**From:** Eve Gaudet [REDACTED]  
**Sent:** July 27, 2022 4:01 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 822 Catherine St

Hello,

I'm writing about the development proposed for 822 Catherine Street. Unfortunately I am unable to attend the upcoming council meeting so would like to share my concerns about this development. I have 3 main concerns highlighted below.

1. This proposal by the development is not in keeping with our Vic West Community Plan. It exceeds the height allowance and its style is not in keeping with our community. We have a vibrant neighbourhood that has seen much improvement by homeowners over the past 15 years. The design does not "fit" with the neighbourhood. It is too large, too urban and requires variances that put it too close to the street.
2. This venture is part of a larger real estate investment that is buying up properties across the city to come in and redo current structure that do not need development. Much like Starlight properties, who have come into our city and become major land owners who now believe it is their right to develop as they see fit. Is this what we want for residential development? Vic West is not downtown, where developers have come in and done pretty much what they want and received too many concessions for their developments. That is NOT what we need in our residential neighbourhoods!
3. Most important, while I am not against the right development and I am for affordable housing, taking down this currently occupied structure will leave a number of people without homes. They are currently living in affordable apartments. Why would we even think about allowing the 822 Catherine Street development to build unaffordable housing? I can see Council agreeing to a building of 80-90% affordable housing, but absolutely not what is currently proposed.

I urge you to not vote favourably for the proposed development as it falls way too short on "right" development. I'm proud of my community and strongly oppose this kind of proposal, which has also not included the input and consultation with our neighbours.

Respectfully, Eve Gaudet

The logo for 'eveofchange' features the word 'eveofchange' in a lowercase, sans-serif font. The 'eve' is in a light blue color, and 'ofchange' is in a darker blue. Below the text, there is a tagline in a smaller, lighter blue font that reads 'the possibilities are infinite. the results are only the beginning.'

Eve Gaudet BA, CEC, PCC - Principal  
executive coach & leadership consultant  
[REDACTED]

[REDACTED]

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**From:** Julian West [REDACTED]  
**Sent:** Wednesday, July 27, 2022 8:18 PM  
**To:** Public Hearings  
**Subject:** Support for 822 Catherine | Public Hearing | July 28

Dear Mayor and Council,

I live in Vic West at the bottom of the hill from the subject site and I'm in full support of this proposal. Everyone loves our urban villages (Craigflower Village, Cook Street Village, etc.) but we stopped building them, to all of our loss. This project is a much needed investment to make the proposed Catherine Street Village something real, while adding badly needed housing.

Julian West | [REDACTED]

[REDACTED]

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**From:** Laura West [REDACTED]  
**Sent:** Wednesday, July 27, 2022 8:57 PM  
**To:** Public Hearings  
**Subject:** Support for 822 Catherine Street

I live in Victoria West, at the bottom of the hill from this proposal and I fully support this project. We visit Market Garden frequently and believe this proposal would be a fantastic addition to the neighborhood and help create a lovely urban village on Catherine Street.

Sincerely,  
Laura West

[REDACTED]

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**From:** Max Durando [REDACTED]  
**Sent:** Wednesday, July 27, 2022 10:57 PM  
**To:** Public Hearings  
**Subject:** 822 Catherine St

To Victoria City Council:

I live in the Railyards in Vic West and I support the proposal by Aryze for this address.

Max Durando  
17-860 Central Spur Rd

(1)

July 28, 2022.

(Input) - Changes to 822 Catherine St.

Zoning Regulation Bylaw,  
Amendment Bylaw (No. 1283) No. 22  
- 070

(NO) resoundingly

Dev. Permit with Variances App. No- 00173

No / No / No / No / No to all Variances

from

Louise Marreiros  
410 Langford St.  
Victoria, B.C.  
V9A 3C4.

[REDACTED]

[REDACTED]

VicWest resident at this home 1988 - 2022

- Mary St. rental prior 5yr. aprox.
- born: Victoria, B.C. 1945
- employed VicWest elementary  
1988 til retirement (aprox. 20 years)

Active VicWest Community Association  
member from early 80's, particularly  
at concept of "Songhees development"  
and "interactive community and  
city councils processes throughout"

\* Variances of this nature west of Tyee  
are not to be even considered.  
(North of Esquimalt; East of Esquimalt Border)  
Catherine St. Bamfield Park, etc. zone

②

Through all early consultations the city communicated that because the Songhees Development from the Selkirk trestle to the site of Spinnakers Brew Pub would have a much higher population density and physical footprint ("all dimensional").

- \* the historical community would be free from the future variances that "sprawling" westward (in this case of Tyee) would entail!

We considered that to be a commitment in good faith for the existing Victoria West residential community.

- \* I did walk all the land and coves of pre-"development" with Suzanne Hansen (pre-remediation) from "trestle" to Spinnakers

Many years have passed ... many obligations have been not kept in good faith (Marina - accountable only Fed. Govt) city Mayor + Council opposed.

> Mayor and Council  
PLEASE

③

Do NOT ALLOW a redevelopment of this nature.

The historic "first" settled area of Catherine St. has HERITAGE obligations.

The corridor on which stands 822 Catherine, and building and land has Heritage Status. What does that mean to council?

Our grocery store existing next door also is of historical significance and fits with community needs.

The enormous "blight" to neighbourhood is not meeting "needs" in an appropriate way. My home is here. I wish to happily live in this community.

No new Zoning on this Site.

No new Variances on this site

Please. Louise Mariros

[REDACTED]

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**From:** Danielle Young [REDACTED]  
**Sent:** Thursday, July 28, 2022 11:36 AM  
**To:** Public Hearings  
**Subject:** Zoning Regular Bylaw, Amendment By Law (No., 1283) - No 22-070/Development Permit with Variances Application No. 00173 - 822 Catherine Street

To Whom It May Concern:

I write the following in response to a Notice of Public Hearing I received dated July 15, 2022 concerning a Zoning Regular Bylaw, Amendment By Law (No., 1283) - No 22-070 and Development Permit with Variances Application No. 00173. Included in the variation to the requirements to the Zoning Regulation Bylaw being sought by the Development Permit for the land known as 822 Catherine Street are two reductions to parking. Specifically they are seeking to reduce the residential vehicle parking from 30 stalls to 10 stalls and the commercial vehicle parking from 6 stalls to 0 stalls.

As a person who owns and resides within a block of this property I am highly opposed to any variation to the parking required by the by laws. The street is already residential parking only between 9 am and 5 pm however, in the evenings the streets are regularly full. Sometimes to the point that people who reside in my home have been required to park a block away in order to find space. This neighbourhood is already at capacity when it comes to parking for the most part and the proposed development suggests 31 residential units while only providing 10 spaces for parking. This appears to be a third of what they are obligated to provide under the bylaws. Adding potentially a minimum of 21 additional vehicles seeking parking on the street (not including those that would park in the spaces for commercial purposes despite the residential parking only restrictions during the day) would tax an already strained balance.

Best regards,  
Danielle Young  
929 Catherine Street



[REDACTED]

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**From:** Shea Dewar [REDACTED]  
**Sent:** Wednesday, July 27, 2022 9:31 PM  
**To:** Public Hearings  
**Subject:** Vic west development

To whom it may concern,

I would like to voice my endorsement of the development on 822 Catherine Street. I am currently a vic west resident and I believe this development is important to the neighbourhood.

Best regards,  
Shea Dewar