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**From:** Victoria Mayor and Council  
**Sent:** Monday, July 25, 2022 2:58 PM  
**To:** Public Hearings  
**Subject:** FW: 822 Catherine Street

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**From:** Jim Mayer [REDACTED]  
**Sent:** July 21, 2022 1:29 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 822 Catherine Street

Dear Mayor and Council,

I am writing in support of the proposed development at 822 Catherine Street, which is up for a public hearing on July 28. It's a good project.

I've written in support of this project before. Since then, the project has only gotten better. Significantly, the improved tenant assistance proposal, the 10% affordable to median renters, the provision of Modo Car Share memberships for all residents, the increase in bike parking, and the decision to offer right of first refusal to existing tenants are all welcome changes. From a neighbourhood perspective, I am particularly pleased to see that a marked crosswalk across Catherine Street has been added.

Beyond that, this is an important project to anchor the nascent urban village identified in the Vic West Neighbourhood Plan. That plan envisioned the old Tai Chi center as a second commercial space to complement the grocery store across the street. The BC Housing project at the Tai Chi center site means that the original vision is not going to happen. The ground floor retail in the 822 Catherine Street proposal is exactly what is needed to make the urban village concept work here. The Market Garden is a wonderful store, and I do most of my grocery shopping there, however a single store is not enough to sustain an urban village.

In addition, this part of Vic West is extremely walkable and bikeable. I am pleased that the 822 Catherine Street proposal recognizes this, and is taking the opportunity to substantially reduce costs by eliminating unnecessary, expensive, underground parking. 822 Catherine is a twenty minute walk, and an eight or nine minute bike ride from Market Square. More importantly, there are two extremely safe and pleasant rolling routes from that location to downtown. The first route is to take Catherine to Kimta, which will capitalize on the new extension of the E&N trail. The second route, which is how I cycle to the Market Garden, is to take Catherine to Raynor to Regatta Landing and the Galloping Goose. The second route is prettier, but has a short steep section, and so benefits from an e-bike. Luckily, some of the bicycle parking will have outlets, so e-bikes will be a convenient option for longer commutes and for people who need some pedal assistance.

Finally, I think the building will fit right into the area. The next building to the south is the commercial Market Garden. The building across the street is a four story apartment building and, now that I've seen it, will be nicely balanced by having 822 Catherine across the street. The single detached homes behind the proposed project will be accommodated by the sloping roof. The courtyard, the proximity to shopping, schools, and parks, and the generous number of two bedroom units make this a family friendly development that looks like it would be a joy to live in.

Please allow this project to move forward so we can deliver much needed rental housing to Victoria residents.

Sincerely,

Jim Mayer

G3-389 Tyee Road, Victoria BC V9A 0A9



[REDACTED]

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**From:** Robert Greenhalgh [REDACTED]  
**Sent:** Tuesday, July 26, 2022 11:10 PM  
**To:** Public Hearings  
**Subject:** July 28th Public Hearing RE: 822 Catherine Street / 304 Langford Street

Hello,

I am writing to you as a citizen of West Victoria about the proposed development of the property on 822 Catherine Street / 304 Langford street; development on the property is being decided on the date of July 28th during a public hearing. The proposal is to displace residents on the property to redevelop the affordable/low income housing into a new building that would lead to the raising of the rent to unaffordable levels for the current residents living on that property.

I have a number of concerns regarding this property being approved for redevelopment:

- It goes against the Victoria West Neighborhood Development  
[REDACTED]  
[REDACTED] plan specifically in regards to:
  - Limited commercial use in regards to scale and traffic increases.
  - Height not surpassing 3 storeys.
    - There have been meetings with multiple concerned residents in regards to the Neighborhood Development plan and they are relying on your support in this area.
- The new property development has not adequately take into consideration the density in the area in regards to the recent multi-storey building across the street from this proposed redevelopment of the property on 822 Catherine Street / 304 Langford street..
- Displacement of residents residing in the property for multiple years of mixed demographics; while the redevelopment will bring more rental units to the market it will displace many residents in the current property. These residents have been part of the neighborhood for many years and with the drastic increase in rent in the Greater Victoria Area these residents will face extreme hardship in regards to finding affordable housing as well bearing costs incurred in moving and possibly having to relocate to outside of Victoria.
- This redevelopment will displace residents who are in the low income demographic. The location on 822 Catherine / 304 Langford Street is one of the few affordable housing options. Many Residents in this property will suddenly be faced with finding rental accommodations that are twice to two and a half times what they currently pay in rent. This displacement of residents currently living in the property will lead to the residents facing extreme economic hardships as it will be impossible to find comparable housing.

Thank you for taking the time to read this and your consideration in regards to the public hearing on July 28th.

Kind regards,  
Bobby Greenhalgh

[REDACTED]  
Board Certified assistant Behavior Consultant  
BCaBA

[REDACTED]

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**From:** Janet Noden [REDACTED]  
**Sent:** Tuesday, July 26, 2022 10:31 PM  
**To:** Public Hearings; Mike Brosselard  
**Subject:** Development Permit with Variances Application No. 00173 822 Catherine Street

Hello, my name is Janet Noden and I have lived in Vic West, 1 block from the proposed development at 822 Catherine St. for 25 years. I sent a previous email to the City regarding this development and was never contacted or consulted which is very upsetting considering that I am a long-term resident of the area. I love this neighbourhood which has lovely old homes, friendly neighbours, lots of trees, families with children and lots of dogs and cats.

**I am opposed to this development for a number of reasons:**

- 1. Liveability** - The proposed development is not at all in character with the neighbourhood. It will dwarf the homes around it taking away light and green space and without the setbacks and the height they are trying to get, will ruin the liveability for the current residents of Vic West. We already have the low cost housing development thrust on us which ruins the liveability of the neighbourhood. Keep the big multi unit developments together downtown, the songhees, the railyards and let us keep our neighbourhood liveable.
- 2. Housing crisis and affordable housing** - why are we tearing down existing low-cost housing when we have such a crisis in this city. Build it somewhere else where you aren't taking away from the existing rental units or add to the existing building. Currently, tenants are paying low rents (I understand approximately about \$800 per month). Why take away these low cost units and replace them with much more expensive units. I am certain that the new units will rent for far more than this and will displace residents from this area.

3. **Keep Density in One Area** - Developers develop and leave - I have seen this so many times where a developer comes in and puts the biggest cheapest building they can on a site, despite what the local residents want, and then leave never to be seen again with their pockets full of cash. This is our neighbourhood. Keep all of the density together like the railyard and downtown.

4. **Setbacks** - the only reason for making the setbacks smaller is so that the developer can make more money. It is not in keeping with the neighbourhood and we already have smaller yards than many areas of Victoria.

5. **Overdevelopment** - the City of Victoria and the Government of B.C. has already pushed one massive low-cost building at 800 Catherine St. on our neighbourhood which may change our neighbourhood in a negative way. There is no parking, no yards, no setbacks and it is a monstrous building looming in our neighbourhood. Surely, we don't have to have another large building developed across the street. Our neighbourhood is being rapidly changed from a family-friendly and quiet, family-oriented one to a busy, overdeveloped one. Make the developers keep density in one area of the city. This creates a vibrant downtown core and is the place to have less parking as people can walk.

6. **Parking** is becoming more and more of an issue in this area given the developments at Wilson Street between Catherine and Bay St. Moreover, the new low-cost development on Catherine street in the 800 block has no parking for tenants and workers in the building. Yet allowing another development with little parking will exacerbate this problem even more.

7. **Traffic** on Catherine St. is becoming so much busier. Cars are speeding up and down Catherine St. between Wilson and Craigflower St. which is dangerous for this family neighbourhood with children and pets. The quiet and neighbourhood feel is quickly disappearing with these new developments.

8. **Heritage** buildings in this area are disappearing. Why does the developer not have to work with the existing building to keep the character of the neighbourhood? Add on to the building or lift it?

9. **Environment and Recycling** - why do we need to tear down old buildings when they could be repurposed. It is so wasteful and bad for the environment to tear down these buildings and the materials go into the landfill. Developers may claim that they will recycle materials but I have watched many such developments and they just go in and plow over the old buildings and send all the materials to the landfill which is the fastest and cheapest way to do this without trying to recycle and save our environment.

Janet Noden

306 Edward St.



[REDACTED]

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**From:** Janet Noden [REDACTED]  
**Sent:** Tuesday, July 26, 2022 4:57 PM  
**To:** Public Hearings; Janet Noden  
**Subject:** Development Permit with Variances Application No. 00173

Hello, my name is Janet Noden and I have lived in Vic West, 1 block from the proposed development for 25 years. I sent a previous email to the City regarding this development and was never contacted or consulted which is very upsetting considering that I am a long-term resident of the area. I am opposed to this development for a number of reasons:

1. **Housing crisis** - why are we tearing down existing low-cost housing when we have such a crisis in this city. Build it somewhere else where you aren't taking away from the existing rental units or add to the existing building.
2. **Keep Density in One Area** - Developers develop and leave - I have seen this so many times where a developer comes in and puts the biggest cheapest building they can on a site, despite what the local residents want, and then leave never to be seen again with their pockets full of cash. This is our neighbourhood. Keep all of the density together like the railyard and downtown.
3. **Setbacks** - the only reason for making the setbacks smaller is so that the developer can make more money. It is not in keeping with the neighbourhood and we already have smaller yards than many areas of Victoria.
4. **Overdevelopment** - the City of Victoria has already pushed one massive low-cost building at 800 Catherine St. which may change our neighborhood in a negative way. There is no parking, no yards, no setbacks and it is a monstrous building looming in our neighbourhood. Surely, we don't have to have another large building developed across the street. Our neighbourhood is being rapidly

changed from a family-friendly and quiet, family-oriented one to a busy, overdeveloped one. Make the developers keep density in one area of the city. This creates a vibrant downtown core and is the place to have less parking as people can walk.1. **Parking** is becoming more and more of an issue in this area given the developments at Wilson Street between Catherine and Bay St. Moreover, the new low-cost development on Catherine street in the 800 block has no parking for tenants and workers in the building. Yet allowing another development with little parking will exacerbate this problem even more.

5. **Traffic** on Catherine St. is becoming so much busier. Cars are speeding up and down Catherine St. between Wilson and Craigflower St. which is dangerous for this family neighbourhood with children and pets. The quiet and neighbourhood feel is quickly disappearing with these new developments.

6. **Heritage** buildings in this area are disappearing. Why does the developer not have to work with the existing building to keep the character of the neighbourhood? Add on to the building or lift it?

7. **Environment and Recycling** - why do we need to tear down old buildings when they could be repurposed. It is so wasteful and bad for the environment to tear down these buildings and the materials go into the landfill. Developers may claim that they will recycle materials but I have watched many such developments and they just go in and plow down the old building which is the fastest and cheapest way to do this without trying to recycle and save our environment.

Janet Noden  
306 Edward St.





[REDACTED]

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**From:** Cord Corcese [REDACTED]  
**Sent:** Wednesday, July 27, 2022 11:36 AM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** 11 Chrown Place and 822 Catherine Street support

Hi Victoria Council,

I support the proposed increase of social housing at 11 Chown Place. It will provide needed social housing in the city, and is located within a 10 minute walk of frequent transit to downtown, uvic, Camosun Interurban and the dockyard area, which are the region's biggest employment centres. This makes it a good spot for increased social housing as many people who need it may be unable to afford a car. If there's any problem with this project, it's that it's smaller than it could be, and will house less people. The proposed gardens are lovely and it just all around seems like it will be a great place for people to live. It is also within a 15 minute walk of parks on the Gorge, meaning residents will benefit from these nearby amenities. It is an ideal location for more housing.

I also support the purpose built rental at 822 Catherine St. The city needs more purpose built rentals, and it even includes 3 below market units which are great! The 15 2-bedroom units will also allow families more options to stay in Victoria, along with providing the flexibility for singles or couples to get into a roommate situation or have more space. The rise of work from home has made home offices all the more desirable, further increasing demand for an extra bedroom. The one bedroom and bachelor units also provide needed options for singles and couples who want to live on their own without roommates. The location is also great, being a short walk to high quality transit, being next door to a small grocery store, being only a short distance from a bigger grocery store, walking distance to an elementary school, and near several parks and the Galloping Goose.

Additionally, as there has been an attempt to discredit pro-housing voices, I would like to confirm that I am a 22 year old student, working on co-op as a software-developer for a company downtown with no ties to development or real estate. I do not stand to gain from these developments, but I know they will help the regional housing crisis by providing desperately needed units.

Thank you,  
Cord Corcese.  
3981 Bear Street

July 27, 2022

As a nearby homeowner and resident of Catherine Street since 2021, I would like to take this opportunity to voice my support for the rental and commercial development proposal at 822 Catherine Street.

Victoria is desperately short of rental housing, especially family-sized and co-housing optimized units. My partner and I moved to Victoria in 2019, and due to the rental housing supply shortage and speculative real estate bubble, we struggled to find secure and stable housing, enduring five changes of address over two very stressful years. Because of our lived experience of housing insecurity, I support most efforts to create multi-unit housing in Victoria's walkable neighborhoods, especially projects that add density along transit corridors and in urban villages that have been identified for development via an Official Community Plan, like the 822 Catherine proposal under consideration today.

The housing shortage is a social and economic catastrophe caused in part by the provincial and federal governments neglecting, for decades, their mandate to monitor and encourage affordable housing supply; planning which is essential to ensure the well-being and security of residents of British Columbia. In our current governance and economic context, I strongly believe that collectively, as neighbors and as Council representatives, it is our responsibility to accept small compromises, and grant variances in the interest of enabling projects that 1) address our desperate need for rental housing, and 2) are also feasible for private housing providers to finance and construct, while we also pursue systemic change. If we fail to grant these small compromises and chase perfect consensus at the community level, inequality will become further entrenched in our community, and our community will suffer its intensifying and intractable destructive effects.

Specifically, the proposal at 822 Catherine Street represents a leap forward in density and architectural typology for our neighborhood, and I understand that some neighbors may be resistant to a change of this magnitude along our heretofore lower-density street. I believe that the developer has made some thoughtful modifications to demonstrate consideration towards the concerns of neighboring properties. Developing the Catherine Street small urban village corridor will inevitably have some disruptive impacts upon the surrounding residential blocks. However, many more neighbors, both new and old, may benefit from enjoying our beautiful, walkable neighborhood and increased small business activity in the area. Overall, I believe that most homes can benefit from being located close to the amenities of an active village hub.

I strongly support the proposed development at 822 Catherine Street, and more generally I support the continued addition of family-scale multi-unit housing in areas that my Vic West neighbors have identified, in our Official Community Plan, as practical and desired areas for densification.

Many thanks in advance to the Council for considering this statement of support in your deliberations.

Kelly S.  
Catherine Street

[REDACTED]

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**From:** Susan Nickum [REDACTED]  
**Sent:** Wednesday, July 27, 2022 9:50 AM  
**To:** Public Hearings  
**Subject:** D. Rezoning application, Associated Office Community Plan Amendment, and Development Permit with Variances Application for the Property Known as 822 Catherine Street

Dear Mayor Helps and Victoria Council Members:

We have lived in this Vic West Community on Catherine Street since 1978, and many of us in this neighbourhood have appreciated the slow but steady change in this older Victoria neighbourhood. Many of its heritage-designated and registered houses have been restored, their owners have invested in preserving the architectural and social histories of the neighbourhood, and Vic West continues to offer a view of the past history of the city, whilst embracing new generations looking for a caring community.

The Aryze Proposal for 822 Catherine Street has been viewed and debated for nearly a year now. We have attended meetings via Zoom at the Community Centre and watched the Advisory Design Panel Committee debate its value. Little has changed in my opinion, in spite of Aryze's attempt to make changes to accommodate the concerns. **The design is still untenable for its proposed location and totally violates most of the principles of the Vic West Strategic Community Plan of 2018 on which many volunteer hours were spent.**

One can concede the need for Purpose Built Rental Accommodation in this city. However, this proposal will eradicate the nine affordable suites in the present 822 building, and suggests it will provide 3 below-market value suites. In so doing, they are displacing 9 productive citizens of accommodation they can afford but will unlikely be able to ever afford elsewhere. **This is where homelessness begins.**

Recently, there has been good discussion regarding **the need to protect and preserve existing rental properties**, as it is a much wiser use of resources, is environmentally friendlier, and maintains more affordable housing than knocking down buildings, dumping them, and building anew. Who is benefiting from all the development of Condominiums and Purpose Built Rentals? Yes, this is a capitalist society, and the private sector is looked to to provide many of our housing needs. However, it has been acknowledged for many years that the various levels of government have a role in both planning and funding needed housing for those not in the upper echelons of wage earners.

This street block is labeled a Small Urban Village, by virtue of its 1890 Grocery store at 805 Catherine, right beside the 822 building in question. However, this street does not need more "retail outlets". The West Bay Shopping Centre, full of a large supermarket, a pharmacy with a post office, a coffee Shop, two restaurants, a Dollar store, a pet store, a LifeLab and other medical offices is only two blocks away; on Craigflower, a mere 6 blocks away is a barbershop, a bakery, a coffee shop, a children's thrift shop among others.

The prize amenity of this street is the **Market Garden**, on the site of the 1890 Grocery store. This former convenience store has been transformed from a site for picking up a video, cigarettes, a soft drink and a news paper into an incredibly beautiful and valuable food market, with both imported and local foods being offered, with an environmental value base for its goods and services: net zero waste if possible, all organic food as possible, no plastic bags, many goods in returnable glass containers, etc. As ones who regularly shop there, we note how many people from all walks of life come because of "word of mouth", as it is unique.....its heritage ambience, the quality of its products, the enthusiasm of its staff. We feel that if anything threatens the viability of that Market, we, as Vic West residents, will have lost a great deal.

This neighbourhood has witnessed over the past years considerable construction which is still ongoing, e.g The Railyards, Dockside Green, etc. The construction site across the street from 822 Catherine Street is the BC Housing Supported Housing initiative, with its inevitable noise, dust, and traffic disruptions this past year. We neighbours have tolerated the reality of the Supported Housing building and its density and height in this residential area because we know of its importance in gaining control over the homelessness issue and its side factors: addiction, opioid deaths and unemployment. We have also endured a year of construction on Wilson Street just around the corner as new townhouses were put on the three lots of single family homes. These townhouses are not unattractive and they do indeed provide good housing. But perhaps this little enclave of Vic West has had enough construction disruption for a while.

Thank you for listening and your dedication to serving the Victoria community.

Sincerely,

Margaret Narain

Susan Nickum

  
1109 Catherine Street