

Survey Responses

1693 Fort Street Feedback

Have Your Say

Project: 1693 Fort Street



VISITORS

65

CONTRIBUTORS

42

RESPONSES

48

2

Registered

0

Unverified

40

Anonymous

2

Registered

0

Unverified

46

Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Dec 18, 2020 18:40:21 pm

Last Seen: Dec 18, 2020 18:40:21 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Great project providing sorely needed rentals. Would be even better if it was taller and denser.

Q3. **Your Full Name** Leo spalteholz

Q4. **Your Street Address** 1751 San Juan Ave, Victoria, Bc



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Dec 25, 2020 17:26:06 pm

Last Seen: Dec 25, 2020 17:26:06 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Because of the huge foot print (desiring reduced set backs) and the height, this building seems too massive. I wonder why the project is strictly student rental rather than general rental where it seems the greatest need is? I don't see any reference to affordable accommodation. Will there be some? How is student rental even enforced when students leave school but can find no other suitable accommodation?

Q3. **Your Full Name** Dorothy Collins

Q4. **Your Street Address** 1904 Duchess ST



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Dec 29, 2020 12:54:14 pm

Last Seen: Dec 29, 2020 12:54:14 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Hello, I live two properties down in 1520 Belcher and strongly support this rezoning. I have looked at the redevelopment plans and I am impressed by this development on a number of levels. Victoria needs more of this type of development to increase the supply of housing and reduce the price of rent. The location is perfect for students as it takes around 15-30 minutes by bus or bike to travel to Uvic and is two minutes away from a new relatively affordable grocery store. The only portions of this application I am disappointed in are that the building does not use mass timber and the density of this development is not nearly high enough considering the location of the development and the state of housing affordably in Victoria . In the future, the city should consider setting the FSR much higher than 2.5 for "Large Urban Villages" in the official community plan. Best wishes, Robert DB MacMillan

Q3. **Your Full Name** Robert Duncan Buchanan MacMillan

Q4. **Your Street Address** 1520 Belcher Avenue Unit #206



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Dec 30, 2020 00:28:09 am

Last Seen: Dec 30, 2020 00:28:09 am

IP Address: n/a

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

Q2. **Comments (optional)**

This area is very dense, with traffic and people now. An increase in density will contribute to more traffic accidents and noise, in an already congested location. I have seen a significant increase in accidents in the 15 years I have lived here.

Q3. **Your Full Name** Debra Kerr

Q4. **Your Street Address** 1710 Fort St.



Respondent No: 5

Login:

Email:

Responded At: Dec 30, 2020 19:23:01 pm

Last Seen: Dec 31, 2020 03:00:34 am

IP Address:

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

Q2. **Comments (optional)**

Since the zoning of the property is to be changed along with a dramatic reduction in parking stalls from the zoning requirement (29.4 down to 7), what type of enforcement will be in place to restrict private vehicle use or ownership by the residents? Also, would a passenger zone (temporary street parking) be appropriate for a building of this size? The extra mass and density I'm okay with. The appearance is fine.

Q3. **Your Full Name** Dylan Leblanc

Q4. **Your Street Address** 101-1665 Oak Bay Ave.



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Dec 31, 2020 11:36:16 am

Last Seen: Dec 31, 2020 11:36:16 am

IP Address: n/a

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

Q2. **Comments (optional)**

I think that this is an excellent project for the following reasons 1) The location is on 4 bus routes to post secondary education facilities. 2)I think it is desirable to have young adults in the neighbourhood 3) I like the significant reduction in setbacks from the street as that extra frontage is really of little utility to anyone. 4) This project may help in starting to develop a village centre at Fort and Richmond in that there are other properties that are beyond their best before date and need an increase in density to support more commercial and cultural activity in the neighbourhood. 5)And hopefully the Fort Street bike lanes will be updated so that works well with the target market of students. 6) Since the jubilee neighbourhood has very little public park space I think it would be appropriate in these cases to ask developers to contribute to a park acquisition fund in exchange for increase density so that some small pocket parks may be acquired throughout the hood.

Q3. **Your Full Name** Denis Farling

Q4. **Your Street Address** #110-1655 Begbie Street



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Dec 31, 2020 13:27:28 pm

Last Seen: Dec 31, 2020 13:27:28 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Unless this is formally affiliated with an accredited post-secondary institution, this appears to be a proposal for a very large rooming house and an attempt to avoid the Residential Tenancy Act. Displacing local residents to provide rentals for foreigners is not desirable. I believe a restriction to non-residents would be against the Human Rights codes. The variance requests on setbacks are ridiculous. Six stories should not be allowed along the Fort St. corridor (mid-block okay). Sound reverberation created by mass blocking has to be taken into consideration for the sake of other buildings' residents, in particular those directly opposite the proposal.

Q3. **Your Full Name** James Austin

Q4. **Your Street Address** 1745 Leighton Road, Victoria BC V8R 6R6



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Jan 01, 2021 09:57:41 am

Last Seen: Jan 01, 2021 09:57:41 am

IP Address: n/a

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

Q2. **Comments (optional)**

Proposed is too tall for area. Against removing protected trees. Not an appropriate area for "student" housing. Would like more info on what "students" are expected to live here, no nearby school.

Q3. **Your Full Name** Jennifer Polz

Q4. **Your Street Address** 1537 Morrison Street



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Jan 01, 2021 20:23:40 pm

Last Seen: Jan 01, 2021 20:23:40 pm

IP Address: n/a

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

Q2. **Comments (optional)**

We support the notion of affordable student housing in our neighbourhood. However, we do NOT support the intended 6-storey height of the proposed new facility. We suggest a maximum of four (4) stories be enforced in the event this proposed new construction is approved and proceeds, thank you.

Q3. **Your Full Name** Christopher R. O'Brien

Q4. **Your Street Address** 1610 Jubilee Avenue, Suite # 201



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Jan 02, 2021 14:08:47 pm

Last Seen: Jan 02, 2021 14:08:47 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Dear Mayor, Council and CALUC, I am a condo owner who lives directly across the street on Belcher Ave. and wanted to provide my feedback in hopes that these considerations are taken into account. I support beautiful development in Victoria, that is designed to enhance our community, along with recognizing that what makes Victoria a wonderful place to live is it's character. I also support making it liveable for everyone and am very aware of the need for affordable housing. 1. Please consider 4 stories rather than 6 as this height will block the light that comes in to many suites across the street. It will also stand out as much taller than the other buildings in an unattractive way. 2, Please use an architect, building design and materials that will retain the character and style of this community. Vancouver-style developments with odd colour blocking and plastic materials, are not attractive additions to neighbourhoods. 3. How is a student rental building run? For example, is there a property manager onsite who handles maintenance? This is a surprisingly quiet neighbourhood to live in and I am concerned it will become very busy and loud. Thank you.

Q3. **Your Full Name** Sarah Phillips

Q4. **Your Street Address** 308 1615 Belcher Ave.



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Jan 03, 2021 12:51:39 pm

Last Seen: Jan 03, 2021 12:51:39 pm

IP Address: n/a

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

Q2. **Comments (optional)**

1. The footprint of the proposed construction is too large for the lot, and not in keeping with the neighbouring buildings. The building, for example, will be less than 1m from the sidewalk, and is 6 stories in a neighbourhood where the typical building is 4 stories. 3. On-street parking is already limited / occupied / non-existent in this area. The proposal is for a 23 unit construction with only 7 supplied parking stalls. This will cause an overflow of street parking and result in additional parking issues on adjoining streets. 3.a. Per the above, Fort St is extremely saturated with bicycle traffic. A statistically significant number of bicycle-involved accidents occur involving parked/parking vehicles and/or with drivers exiting/entering parked vehicles. By increasing the volume of parked/parking vehicles on streets adjoining with Fort St, additional risk is created for cyclists. 4. The proposed construction is as a "student rental building". Student accommodation should be on or in proximity to a campus. This is neither, and the attempt to construe it as such is disingenuous by the developer.

Q3. **Your Full Name** Christopher McConnell

Q4. **Your Street Address** 1710 Fort St



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Jan 03, 2021 18:32:56 pm

Last Seen: Jan 03, 2021 18:32:56 pm

IP Address: n/a

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

Q2. **Comments (optional)**

We live across the street and the building requires more parking. Minimum 1 stall per unit. Set backs have to be within city bylaw requirements.

Q3. **Your Full Name** Megan nahser

Q4. **Your Street Address** 1714 Fort St, 406



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Jan 04, 2021 10:43:56 am

Last Seen: Jan 04, 2021 10:43:56 am

IP Address: n/a

Q1. What is your position on this proposal?

I support a new development at this location, but have questions/concerns about the current proposal that has been put forth.

Q2. Comments (optional)

(1) Please define what PBR means, cannot get proper intel to project/graphics if acronyms aren't defined (2) While I support the development of a rental building, I do not think that it should be strictly focused on student housing. Is student housing proposed because the property size will only allow for compact housing and this would allow for the highest # of people to live at this address? Victoria has a rental problem in general, not just for students. Focus on something that would address more than just the student population, people are also moving here for work and can't find rentals either. International renters also often have higher budgets to pay for rentals - a focus should just be on building a new affordable rental property in the City. (3) I commend your support for bike storage and reducing parking space in the building, and also providing EV ready parking spaces. (4) Going from a single story dwelling that currently exists to a six story dwelling is an incredible shift from what is even seen within new builds in the neighbourhood. I understand the maximization of space, but height wise would like to see the space kept at a 4-storey building, much like what exists currently in the Jubilee neighborhood. (5) And not to age myself here, but currently a 'gem' of this neighbourhood is that it is a quiet more mature area. I worry with a student focused building that the street will be loud with human noise on the weekends/summer nights.

Q3. Your Full Name

Megan Shepherd

Q4. Your Street Address

301-1505 Belcher Ave.



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Jan 04, 2021 11:57:45 am

Last Seen: Jan 04, 2021 11:57:45 am

IP Address: n/a

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

Q2. **Comments (optional)**

Although I believe that expanding housing is essential to increase affordability in Victoria, I have concerns with this proposed development. First, the proposed development would include only 7 parking stalls for a 23 unit building. On street parking is already limited in the area and this would make parking even more difficult. Second, the height of the proposed building (6-storey) associated with the radically reduced setbacks would significantly impact daylight for the neighbouring buildings. I believe a lower building with an appropriate amount of parking stalls would be more beneficial for the neighbourhood and the city.

Q3. **Your Full Name** Diogo Oliveira

Q4. **Your Street Address** 1615 Belcher Avenue



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Jan 04, 2021 14:27:37 pm

Last Seen: Jan 04, 2021 14:27:37 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Wondering how this project came to be and if the current residents of 1693 Fort are receiving compensation for being removed from their homes/leases terminated. As someone who lives in an identical building at the other end of Belcher, I would be terrified to receive an eviction notice.

Q3. **Your Full Name** Kaitlyn Rosenburg

Q4. **Your Street Address** 1666 Oak Bay Ave



Respondent No: 16

Login: Anonymous

Email: n/a

Responded At: Jan 04, 2021 15:50:35 pm

Last Seen: Jan 04, 2021 15:50:35 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I live directly opposite the proposed development site. There are several problems with the proposal: 1. Most buildings are 4 stories which is more suited to our area. Our area is already very dense with people and traffic. My hope would be for a smaller construction. 2. There are only to be 7 parking spots for 23 units. There is very little street parking and this won't work. My building has one spot per unit. The overflow for units with more than one car is the street. 3. The labelling of a rental building as "student housing" is very strange and seems to imply the idea of temporary, transient housing where tenants may not care for their building in the way people who build a home for long term may. Student housing often has floor wardens and other supports for students who may be living on their own for the first time. This is appropriate for construction at UVic but not here. Also, it doesn't allow for a diverse, local population which is what our city needs.

Q3. **Your Full Name** J M Cameron

Q4. **Your Street Address** 1710 Fort Street



Respondent No: 17

Login: Anonymous

Email: n/a

Responded At: Jan 04, 2021 21:51:42 pm

Last Seen: Jan 04, 2021 21:51:42 pm

IP Address: n/a

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

Q2. **Comments (optional)**

All other rentals/buildings around this area are 4 stories, I do not believe this should be 6 stories.

Q3. **Your Full Name** Nikala Earlywine

Q4. **Your Street Address** 1660 Fort Street



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Jan 04, 2021 22:04:20 pm

Last Seen: Jan 04, 2021 22:04:20 pm

IP Address: n/a

Q1. What is your position on this proposal?

I support the proposal with modifications.

Q2. Comments (optional)

I support the development of this property but would like to voice my concern about the number of storeys. I feel that it should be only 4 storeys high and not 6 as none of the buildings around the property are that high.

Q3. Your Full Name

Laura Isherwood

Q4. Your Street Address

408-1660 Fort Street



Respondent No: 19

Login: Anonymous

Email: n/a

Responded At: Jan 05, 2021 12:53:16 pm

Last Seen: Jan 05, 2021 12:53:16 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I'm very supportive of this project. Affordable housing in such a location near transit, cycling networks, services and commercial retail is very important to the sustainability of our neighbourhoods.

Q3. **Your Full Name** James Davison

Q4. **Your Street Address** 1637 Amphion St



Respondent No: 20

Login: Anonymous

Email: n/a

Responded At: Jan 05, 2021 19:09:48 pm

Last Seen: Jan 05, 2021 19:09:48 pm

IP Address: n/a

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

Q2. **Comments (optional)**

There is limited street parking as is and for a building that size with the number of occupants 7 stalls is not enough. Majority of the buildings are 4 stories, 6 stories will block out light and create more noise for this quiet area. The building size layout is very near the street and sidewalk, should be set further back. What other buildings have been built specifically for students? What is the guarantee that it won't be turned into condos and sold and the "student" housing is to get by zoning issues?

Q3. **Your Full Name** Concerned neighbour

Q4. **Your Street Address** belcher Ave



Respondent No: 21

Login: Anonymous

Email: n/a

Responded At: Jan 07, 2021 09:51:38 am

Last Seen: Jan 07, 2021 09:51:38 am

IP Address: n/a

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

Q2. **Comments (optional)**

Density is too much for neighborhood. Biggest concerns are size variance request is three times more than current zoning 20% requested 60% . Parking provisions of 7 stalls when each pod is actually capable of 4 separate students totaling 74 bedrooms is un realistic as is the assumption students would bike. Assuming only 25% of them have vehicles that is 19 vehicles. The majority I would assume have vehicles. The amount of on street parking in the area exceeds current capacity. Begbie street has 6 existing apartment and 4 town home complex's. Parking is limited to one side of the street and even that is restricted at times. This then spills over onto Oak bay avenue and Fern street which itself has 3 apartment buildings 2 townhome complexes and 3 single family homes it is also a connector between Fort and Begbie and is extremely busy. A new Student housing development is currently underway at UVIC to accommodate 621 students

Q3. **Your Full Name** Dean Fanning

Q4. **Your Street Address** 1830 Chestnut Street



Respondent No: 22

Login: Anonymous

Email: n/a

Responded At: Jan 07, 2021 09:52:12 am

Last Seen: Jan 07, 2021 09:52:12 am

IP Address: n/a

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

Q2. **Comments (optional)**

Density is too much for neighborhood. Biggest concerns are size variance request is three times more than current zoning 20% requested 60% . Parking provisions of 7 stalls when each pod is actually capable of 4 separate students totaling 74 bedrooms is un realistic as is the assumption students would bike. Assuming only 25% of them have vehicles that is 19 vehicles. The majority I would assume have vehicles. The amount of on street parking in the area exceeds current capacity. Begbie street has 6 existing apartment and 4 town home complex's. Parking is limited to one side of the street and even that is restricted at times. This then spills over onto Oak bay avenue and Fern street which itself has 3 apartment buildings 2 townhome complexes and 3 single family homes it is also a connector between Fort and Begbie and is extremely busy. A new Student housing development is currently underway at UVIC to accommodate 621 students

Q3. **Your Full Name** Andrea Gaines-Fanning

Q4. **Your Street Address** 1830 Chestnut Street



Respondent No: 23

Login:

Email:

Responded At: Jan 07, 2021 10:29:18 am

Last Seen: Jan 01, 2021 22:02:52 pm

IP Address:

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

Q2. **Comments (optional)**

This is wonderful. I fully support the pod-style living arrangements and the fact that there is finally a building with more bike parking spots than beds. My only two considerations are: how will parking spots be allocated? I know some programs require students to have 24/7 access to a car (e.g., midwifery and other clinical degrees). Would these students be prioritized? And is each bedroom intended to be single occupancy?

Q3. **Your Full Name** William Hochstettler

Q4. **Your Street Address** 5-1146 Caledonia Ave, Victoria, BC



Respondent No: 24

Login: Anonymous

Email: n/a

Responded At: Jan 07, 2021 10:32:14 am

Last Seen: Jan 07, 2021 10:32:14 am

IP Address: n/a

Q1. What is your position on this proposal?

Concerns specific to the occupation of students in high density accommodations (i.e., 4 bedroom units potentially accommodating up to 10 students; 3 bedroom units with a potential for up to 8 students) in a quite residential area far from the post secondary campuses.

Q2. Comments (optional)

- Who will be managing the premises on site to ensure respectful considerations of the multitudes of long term condominium and rental residents impacted by the close proximity of this proposed off-site campus? Amenity social space, semi-private patio, common areas/sitting areas on main and Level 6/Roof Plan will have the potential for being areas of mass assembly with noise issues. - Who will reside in these units when there is a lack of students to occupy the facility? - Who vets or approves which students are able to occupy these units (is there to be an assigned management service)? - Developer's current projects appear to suggest a focus on resolving City's transient issues – what is the long term consideration for this property? - Why was no consideration given to a multi-residential facility for non-specific residents as is the current residential demographic? - What is the anticipated rental range for these units? - Are there any Federal, Provincial and/or Municipal subsidies supporting the project?

Q3. Your Full Name

Joanne Armstrong

Q4. Your Street Address

1718 Fort Street



Respondent No: 25

Login: Anonymous

Email: n/a

Responded At: Jan 09, 2021 11:29:45 am

Last Seen: Jan 09, 2021 11:29:45 am

IP Address: n/a

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

Q2. **Comments (optional)**

Parking provision of only 7 stalls not practical. Any building developed should have parking spaces provided underground for same number apartments. To presume only 7 residents will require parking isn't practical, and of the 23 suites - should any require parking over the allowed 7 spaces, or have visitors arriving by vehicle - there now is insufficient street parking - in our neighborhood now it is often difficult to find street parking. And parking spaces officially signed For Residents Only I have found to be generally taken. I would ask for further clarification as to why development is described as "Student Housing" - does this designation allow Developer to skirt or get around normal and current/existing development requirements and min/max rules?

Q3. **Your Full Name** Allan Hobden

Q4. **Your Street Address** 1710 Fort Street, Unit #306. Waterford Park, Victoria, V8R 1J2



Respondent No: 26

Login: Anonymous

Email: n/a

Responded At: Jan 09, 2021 14:05:53 pm

Last Seen: Jan 09, 2021 14:05:53 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Not in keeping with current development in area, 6 floors will block current views. Also planned for 23 units with only 7 parking spaces and on street parking is over crowded at present in the area already.

Q3. **Your Full Name** Michael Flitcroft

Q4. **Your Street Address** 1540 Belcher Ave



Respondent No: 27

Login: Anonymous

Email: n/a

Responded At: Jan 10, 2021 12:03:21 pm

Last Seen: Jan 10, 2021 12:03:21 pm

IP Address: n/a

Q1. What is your position on this proposal?

Social justice includes housing. See comments.

Q2. Comments (optional)

I'm concerned that this proposal covers too high a percentage of the property. Humans need the ground and trees need space to be healthy and disease free. I oppose the proposed degree of site coverage. I believe we need housing. I accept that densities will continue to increase. Injustice in housing means that those with means can access housing while those who need it most are shut out of the market. I'm concerned that this will be the case here. For housing to be a human right in practice we might need limits on housing-derived profits. I oppose approval of the multiple variances this proposal is requesting unless the end product includes serving the housing needs of those who can't pay the market price to live there. This is our ethical duty if we are sincere about demonstrating our commitment to justice.

Q3. Your Full Name

Catherine Stone

Q4. Your Street Address

1936 Ashgrove Street, Victoria, V8R 4N7



Respondent No: 28

Login: Anonymous

Email: n/a

Responded At: Jan 10, 2021 13:54:32 pm

Last Seen: Jan 10, 2021 13:54:32 pm

IP Address: n/a

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

Q2. **Comments (optional)**

4 concerns regarding this development proposal . -all setbacks are very narrow. Hoping at the very least, if they are to be reduced from the current zoning requirement, that the max they are reduced to is half of the current requirement. -although developers are encouraging transit use, and only 7 visitor spots will be provided, I believe at least 10 more should be provided for staff, (if appropriate) and renters. Parking in this neighbourhood is extremely tight. With 23 units, and 70 + residents in the building, more vehicles will add to the already crowded streets in the area. -in keeping with the esthetic of the neighbourhood, hoping 4 storeys is acceptable - that there may be an agreement if all units are not fulfilled by international students, that out of province students would be eligible. And that it be a long term stipulation. I thank Aryze Developments and the South Jubilee Neighbourhood Assn for keeping the Neighbourhood informed.

Q3. **Your Full Name** Cynthia Bendall

Q4. **Your Street Address** 1619 Morrison Street, 402



Respondent No: 29

Login: Anonymous

Email: n/a

Responded At: Jan 10, 2021 16:30:41 pm

Last Seen: Jan 10, 2021 16:30:41 pm

IP Address: n/a

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

Q2. **Comments (optional)**

You say up to 80 students will be living in 23 apartments. Call them pods if you want to. This is too many people living within such small square footage. I live in the building next door and the sudden influx of a greatly added population is more than this city block can bear.

Q3. **Your Full Name** Marilyn Antill

Q4. **Your Street Address** 204 1610 Belcher Ave.



Respondent No: 30

Login: Anonymous

Email: n/a

Responded At: Jan 11, 2021 09:52:40 am

Last Seen: Jan 11, 2021 09:52:40 am

IP Address: n/a

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

Q2. **Comments (optional)**

I have several objections to the proposal as follows: 1) The proposal provides for seven (7) under building parking stalls for twenty-three (23) rental units. It is a certainty that the existing shortage of on street parking in the area which is already in short supply will be exacerbated. How can the developer predict how many renters will require parking? The assumption that students are not likely to require parking is debatable. There is also the question of how to accommodate visitor parking. 2) The footprint of the planned structure is far too large for the existing property as is evidenced by the proposed changes to the existing setbacks and to floor space ratio/ density. Further evidence of this is the inability to provide adequate parking. 3) A six (6) story building would tower over all the four (4) story buildings in the vicinity dramatically changing the appearance of the neighbourhood having very real and deleterious implications for those in closest proximity. 4) The construction of student housing is the domain of educational institutions and is more appropriately developed on campus and not in a residential neighbourhood. What gave rise to the developer assuming the role of deciding where and when student housing should be constructed? Is it that the site is too small for the construction of condominiums or a rental building where the number of parking stalls would need to match the number of residential units. I suspect so. The plan allows for seventy-four (74) occupants which by far exceeds occupancy standards any where else in the community. What is the mechanism for insuring that only students will occupy the building? Who will monitor their conduct? Whereas on campus they provide their own security and student reps to police student conduct there has been no provision made for that in this proposal.

Q3. **Your Full Name** Alan Bryant

Q4. **Your Street Address** 402-1710 Fort Street, 402-1710 Fort Street



Respondent No: 31

Login: Anonymous

Email: n/a

Responded At: Jan 11, 2021 10:02:07 am

Last Seen: Jan 11, 2021 10:02:07 am

IP Address: n/a

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

Q2. **Comments (optional)**

I don't oppose developing the site, but the proposed changes to zoning are extreme. Having the building only set back less than a meter from Fort Street will give it a commercial feel and it is a residential area. The South Jubilee area is pushing for more green space and the building footprint will not allow for enough green space. If it is to be for student housing, who is managing it? There should be a covenant that it stays student housing and not used for anything else. Due to traffic calming measures in the neighbourhood and other developments there is currently not enough street parking so to only have 7 parking spots is inadequate to support the residences not to mention their guests. The parking should be increased and be designated guest parking as to not impact the already limited amount of parking in the area. I also oppose the height proposal, there was a building 2 doors down from this proposed building which proposed 6 stories and it was reduced to 4, it should not be taller than any of the buildings in the immediate area.

Q3. **Your Full Name** Amy Hoggard

Q4. **Your Street Address** 1619 Morrison Street



Respondent No: 32

Login: Anonymous

Email: n/a

Responded At: Jan 11, 2021 13:46:53 pm

Last Seen: Jan 11, 2021 13:46:53 pm

IP Address: n/a

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

Dear Sir/Madam, This letter is written on behalf of the long term residents of 1610 Belcher Avenue and expresses our concerns about the approval of the proposed project at 1693 Fort St. In the past 5 years our building has been subject to construction nuisance from our neighbours to the west and to the south, where City Council didn't seem to care about our concerns and permitted multiple variances for a huge condo project (we now get no sun during the winter months). If this project is approved we will have to endure another 1-2 years of construction noise and dust and our building will now be hemmed in on 3 sides by larger buildings blocking even more sunshine. The sun in the summer rises in the northeast and sets in the northwest (the developer's shadow studies don't show the effect before 9am or after 5pm). We have one bachelor suite whose only window faces north. They actually get sun in the morning and evening in June; if this project goes forward as planned they will get none. We oppose this project on several additional grounds: - where 4 small families lived with a nice yard for children will now be replaced with a monster building with almost no green space to house 74 students; - though most students will only have bikes, many will have cars and all will have Modo memberships; these extra cars will no doubt be a huge load on the already limited street parking in the area as there are only 7 car spaces in the proposed development; - with the astronomical increase of living density proposed for this property and the assumption that most of the student transportation will be non-vehicular (bus, walking, bicycle), the signal light in front of the building will be used much more frequently, disrupting the flow of traffic on Fort Street. Right now it's often very difficult for our tenants to leave our parking lot when the light is pushed for a pedestrian (cars on Fort St. block our driveway). This situation will get much worse if this project gets approved; - City of Victoria Noise bylaw No. 03-012 classifies the project area as a Quiet Zone, which has point of reception noise level limits of 55 dBA during the day and 45 dBA after 10pm. Student housing will result in us having noisy neighbours (students often don't go to bed at 10pm, they will come and go all hours of the night, play loud music and party on the rooftop). With no resident manager we will have to call the police for late night noise. City noise bylaws on Friday and Saturday nights will certainly be violated; - the building services room is very close to our building (2.9 meters). What noise levels will our tenants have to endure from heating, ventilation and air conditioning equipment? - an open parking lot will face our property, only 2.9 meters from our bedrooms (students come and go all hours of the night); - the site coverage and density requested is 3 times the current allowable zoning; - the allowable setbacks to our property are currently 9.7m and now they are requesting 2.9m; - the removal of bylaw protected trees; and - this will be the only 6 story building in the neighborhood. We believe any new construction should stay within the current zoning requirements. This project is simply too large for this small piece of property. One of the project's stated objectives is affordable housing. What percentage of the rents will actually be below market? Will the city council listen this time to direct neighbours who will have their quality of life diminished if this project is approved as planned? The residents in this area are attracted by the quaint quiet lifestyle and environment; this project, if approved, is likely to hurt the residential community in the immediate vicinity, resulting in current long term residents being forced to move elsewhere to seek a living situation similar to what they have currently.

Q3. Your Full Name Michael Hudec

Q4. Your Street Address #305-1610 Belcher Ave. Victoria BC V8R 4N1



Respondent No: 33

Login: Anonymous

Email: n/a

Responded At: Jan 11, 2021 19:16:39 pm

Last Seen: Jan 11, 2021 19:16:39 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I am very concerned that the proposed building will be six-stories high, which will dwarf all the other buildings in the area. I am also concerned that there is inadequate parking in the building - this will place an additional burden on current residents who already have difficulties finding street parking.

Q3. **Your Full Name** Helena Ewald

Q4. **Your Street Address** 1615 Belcher Avenue, #401



Respondent No: 34

Login: Anonymous

Email: n/a

Responded At: Jan 11, 2021 19:19:21 pm

Last Seen: Jan 11, 2021 19:19:21 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I am worried about the lack of parking that is planned for this building since it is already tricky to find street parking in the neighbourhood. I am also opposed to the height of the building since it will block our view of the trees and will keep sunlight out of our building. I'm also concerned about all the noise and disruption that will occur during the construction.

Q3. **Your Full Name** Steve Ewald

Q4. **Your Street Address** 1615 Belcher Avenue, #401



Respondent No: 35

Login: Anonymous

Email: n/a

Responded At: Jan 11, 2021 20:37:38 pm

Last Seen: Jan 11, 2021 20:37:38 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I'm not opposed to redevelopment of the property, nor to the model of well-managed student rental housing. The building is too high at 6 storeys and it's too close to Fort Street. Three or 4 storeys would fit better in the neighbourhood, and it would also make the number of rentals in the building somewhere between 35 and 50 students rather than 74.

Q3. **Your Full Name** Dave McKercher

Q4. **Your Street Address** 1714 Fort Street, Apt. 403



Respondent No: 36

Login: Anonymous

Email: n/a

Responded At: Jan 11, 2021 21:29:02 pm

Last Seen: Jan 11, 2021 21:29:02 pm

IP Address: n/a

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

Q2. **Comments (optional)**

The page disappeared as I was working on it so don't know whether a garbled comment went through or none at all. I just watched the Caluc meeting tonight. I can support the notion of student accommodation, but I cannot support the massiveness of the project and the outrageous increase in density and footprint they seek. If they could create a building within the present regulations perhaps it might be something we could live with despite its height.

Q3. **Your Full Name** Dorrie Collins

Q4. **Your Street Address** 1904 Duchess St



Respondent No: 37

Login: Anonymous

Email: n/a

Responded At: Jan 12, 2021 13:43:27 pm

Last Seen: Jan 12, 2021 13:43:27 pm

IP Address: n/a

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

Q2. **Comments (optional)**

A six story building is not appropriate for this neighbourhood. The set back is too close to Fort St. and 7 parking spaces is not enough for the number of apartments.

Q3. **Your Full Name** Lorraine Neumair

Q4. **Your Street Address** 405-1710 Fort St, 405



Respondent No: 38

Login: Anonymous

Email: n/a

Responded At: Jan 12, 2021 21:24:18 pm

Last Seen: Jan 12, 2021 21:24:18 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I don't support this type of housing. Student housing is very transient as is AirBNB and will not add to the community where we try and build community. If it was a mix with 2 floors of the proposed housing and low to mid priced apartments I might support this. Also the proposed format of the units is high risk for transmission of disease as has been shown by COVID during these times. Too high density is proposed. Also there is a lack of parking for the number of people/units proposed. What about housing for hospital staff ?

Q3. **Your Full Name** Jackie Cox-Ziegler

Q4. **Your Street Address** 1618 Amphion



Respondent No: 39

Login: Anonymous

Email: n/a

Responded At: Jan 13, 2021 20:57:18 pm

Last Seen: Jan 13, 2021 20:57:18 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Re Proposal for 1693 Fort I participated in the January 11, 2021 virtual meeting hosted by the South Jubilee Community Association Land Use Committee and Aryze Developments regarding the above proposal. 1) Parking The proposal provides for 7 visitor parking spaces and no parking spaces for the expected 74 residents. If any of the residents have a car then this will increase the demand for on street parking which is already in short supply. Increased congestion may spill over to other streets such as Fern and Jubilee. 2) Amenities The proponent is planning to pay a onetime car share membership which will be tied to each bedroom coming to a total of about \$37,000. The residents then pay the car share usage charges. If the car share company discontinues its services then a question arises as to whether the developer is under any obligation to provide an alternative. The above amount seems like a rather small amenity to pay when in return the developer is requesting exemption from providing resident parking and significant variances to increase the building's footprint. The neighbourhood does not receive a direct benefit from this amenity. 3) Students only The developer may be at a financial advantage over other landlords if the project is permitted to limit tenants to students. As students have a relatively short tenancy, the developer will be able to regularly increase rents to market values. Landlords with long term tenants can find their properties are renting at rates considerably below the market value because rent controls limit rent increases until a new tenant moves in. The developer was asked if there would be a limit on the number of tenants in each suite as sometimes people share their space with others to decrease expenses. The developer indicated that they plan to limit it to one tenant per bedroom. If the proposal proceeds it would be nice to have the municipality ensure that this plan is achieved – perhaps by using a covenant. 4) Variances The developer is requesting significant variances involving the building footprint and the exemption of providing tenant parking. The variances, if approved, combined with the small suites and very small bedrooms would have a substantial financial advantage for the developer by maximizing the permitted density. The variances would likely be seen as negative consequences by the neighbours. 5) Noise There is a potential for significant noise troubling neighbours when you bring together 74 people and their friends in a dormitory style building. Large groups or parties consisting of tenants and guests could gather and may spill out onto the street. Noise could be the most troubling outcome of this proposal for the neighbours. 6) Summary In summary, the proposal appears to be an off campus student dormitory (without campus security). I think noise and street gathering will have the greatest impact on the neighbours. Street parking may also impact neighbours. It appears to me that the developer will have financial advantages over other landlords because of regular tenant turnover, no costs to build tenant parking and the ability to maximize density through the use of small suites and bedrooms whose number is increased by variances permitting a larger building.

Q3. **Your Full Name** Barry Loucks

Q4. **Your Street Address** 1615 Belcher



Respondent No: 40

Login: Anonymous

Email: n/a

Responded At: Jan 14, 2021 09:16:35 am

Last Seen: Jan 14, 2021 09:16:35 am

IP Address: n/a

Q1. What is your position on this proposal?

Would support if changes were made.

Q2. Comments (optional)

1. Current residents must be housed on same site at same rent with equivalent or better amenities. Low-rent housing and accompanying greenspace is being demolished while residents are ejected to wait for subsidized housing. Raises land values - opposite to intended effect. 2. "Student rental" housing title seems disingenuous. How are students to be monitored? Living in a commons-like setting during a pandemic? Impact of noise and behavior problems on neighbours? Student housing is being built by UVic and others; students have moved home. Necessity? If students don't materialize, does building stand vacant? Seems to lack transparency and business plan. 3. Design of building unattractive - Eastern Bloc Brutalism. 4. Move building back - leave more greenspace please!

Q3. Your Full Name

Sheena Bellingham

Q4. Your Street Address

NorthJubilee, Victoria



Respondent No: 41

Login: Anonymous

Email: n/a

Responded At: Jan 14, 2021 10:49:39 am

Last Seen: Jan 14, 2021 10:49:39 am

IP Address: n/a

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

Q2. **Comments (optional)**

I have already commented but omitted to mention that I utterly oppose the use of this property for AirBnB at any time.

Q3. **Your Full Name** Dorrie Collins

Q4. **Your Street Address** 1904 Duchess St.



Respondent No: 42

Login: Anonymous

Email: n/a

Responded At: Jan 14, 2021 12:12:18 pm

Last Seen: Jan 14, 2021 12:12:18 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Hi there, I live at 1537 Belcher Avenue, at the NW corner of the building facing the proposed development. I believe a building of the size proposed will have a significant negative impact not just on me but on the street as a whole. There are no buildings taller than 4 storeys in this neighbourhood around Belcher, Fort, Fern and Morrison so a 6 floor complex will over-dominate the streetscape and open the door for more over-sized projects that would be better located downtown or in a business area, not a residential neighbourhood. Building out so close to the property lines will make the intersection of Belcher and Fort - already a tricky intersection to navigate safely - less safe. Also, if I'm reading the Proposed Development Notice correctly, the plan is to only have 7 parking spaces for a 23 unit complex. This seems totally inadequate as street parking on Belcher is already over-burdened and many residents currently cannot find parking on the street. A building that tall will also cut off most of my view to the north west, giving this end of Belcher a crowded, claustrophobic aspect that will negatively impact quality of life for current residents at my building, at 1610 and 1615 Belcher Av. The congestion and disruption of this busy intersection during construction will also be intense. I understand there is great pressure to re-develop neighbourhoods but this seems excessive and thoughtless as to the impact it will have. Perhaps the project can be re-designed to a smaller 3 or 4 floor complex that will not have such a negative impact on my neighbourhood. Thank you.

Q3. **Your Full Name** Robert Rawson

Q4. **Your Street Address** 1537 Belcher Avenue



Respondent No: 43

Login: Anonymous

Email: n/a

Responded At: Jan 14, 2021 14:06:30 pm

Last Seen: Jan 14, 2021 14:06:30 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I want to see Covenants on Title restricting the building to student rental only and residents not own cars, the 7 parking spots designated visitor only. Street parking is already at a minimum. Thanks!

Q3. **Your Full Name** Jan Lewis

Q4. **Your Street Address** 1619 Morrison Street



Respondent No: 44

Login: Anonymous

Email: n/a

Responded At: Jan 14, 2021 22:45:47 pm

Last Seen: Jan 14, 2021 22:45:47 pm

IP Address: n/a

Q1. What is your position on this proposal?

Depends on 3 issues, the first is governance

Q2. Comments (optional)

To Mayor and Council Re: 1693 Fort Street Governance I submitted the attached document to Carly Abrahams, Development Manager, ARYZE Developments, on January 8, prior to the January 11 Zoom meeting with the South Jubilee Neighbourhood Association, about the Aryze proposal for a student residence at 1693 Fort Street. It consists of a number of questions centered on governance of the project. I was hoping for a statement that would provide some insight. From the context of questions asked by Zoom participants, it was clear that a comprehensive governance model has yet to be developed. Carly promised to answer my questions soon. A governance model is critical to the potential acceptance of the proposal. The SJNA needs assurance that a student residence can fit in a residential neighborhood. Governance is a bigger issue than the usual concerns for development projects. In the past, a student residence was typically thought of as something that existed on an educational institution's own campus. Isolated on a campus, a student residence has minimal impact on neighborhoods. An educational institution also has its own systems to maintain order, compliance and security.

Raymond St Arnaud ----- To: Carly Abrahams, Development Manager, ARYZE Developments Re: 1693 Fort have attached a series of questions for 1693 Fort. I think there are too many for a Zoom meeting. What may more appropriate, is a statement that clarifies the social governance of this proposal. The Questions What is the definition of a student? Males and females in the same pod or separate pods? How much is the rent per room? Is project restricted to students or also open to non students? Do residents rent month to month or do they sign year or semester leases? What happens in summer? Does a resident lose their space? Can their space be sub let? Are sub leases for students only or open to non students? If a student drops out, do they have to leave? If there are vacancies in a pod, do existing residents have to make up the total rent? Who selects the room mates? What are the criteria used to make the selection? How are they screened? Can Aryze refuse to rent/lease? Do the existing residents of a pod have any say on candidates? Can the residents interview a candidate? What are the legal ramifications for Aryze or the existing room mates of a denial to rent/lease? What happens when there are disagreements? Food –Who Buys? Who cooks? Who cleans up? Messy in common areas and bathrooms? Behavior – Music – Guests – Drug consumption - Party Party Party? Housekeeping? Conflicts between mature students and first year students? Who cleans the laundry room? Can residents in a pod ask another resident to leave? Do they have to give notice? How far in advance? Do current rental/lease laws apply? Is there a building manager on duty? Hours? Is there an accessible arbitrator? Who maintains/enforces reasonable behavior? Will Aryze ask residents to leave when the balance in a pod requests such action? Current law figured in a UVic proposal for a graduate student residence on their property in old town. An issue that arose: what happens when a student completes their studies, and refuses to leave. There were questions as to whether UVic could force them to leave. What happens if the student model does not work? From a source in the development community with Vancouver contacts, the student model is seen as a risky project. In a Pandemic age, the pod model does not offer the ability to isolate. Maintain social distancing? Control in common areas? Can the proposal survive if occupancy is reduced for health reasons? -----

My background I lived in a Campus Co-Op residence when I returned to the University of Alberta in 1972. I lived in that residence for 6 years, 2 years as a student, 4 years as a non-student. I served as General Manager for 2 years. Campus Co-Op was a legal entity and registered as a not-for-profit Co-Op with the Province of Alberta where the residents have no equity in the Co-Op's assets and the Co-Op had to file statements and documents annually. The Co-Op provided a legal governance, and was run by residents who would manage the Co-Op with an Executive and a Board. The residents in each house operated their day to day activities independently. The survival of Campus Co-Op depended largely on the volunteers who were not students. Non students had a 'Corporate Memory' of past experiences and requirements to maintain the Co-Op. Students tended to be uninterested in the Co-Op's governance.

Q3. **Your Full Name**

Raymond St Arnaud

Q4. **Your Street Address**

1752 Davie Street



Respondent No: 45

Login: Anonymous

Email: n/a

Responded At: Jan 14, 2021 22:52:10 pm

Last Seen: Jan 14, 2021 22:52:10 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Depends on 3 issues, the second is parking

Q2. **Comments (optional)**

To Mayor and Council Re: 1693 Fort Street Parking Parts of the Aryze Developments Zoom meeting featured parking. In spite of the presented figures on car use by students, my experience with students and cars is contrary. There have been whole houses rented to students on our street. The ratio of cars to students has been almost 100%. Students living in basement suites are about 70% car owners. I cite these examples as possibilities for this proposal. I find it hard to conceive of 74 students, all without cars. And where will they park? The nearest street, Belcher, typically has very few street parking spaces available. If the city chooses to create a zoning with zero tenant parking, it should first address the issue of on street parking on specific streets, or in areas, or city wide. Recent moves by Vancouver have placed a \$400 annual fee for the privilege of storing a car on public streets. As the city moves further on the path of densification, on street parking will become a source of conflict. From what I have read of the Vancouver experience, conflicts arise most frequently with rental projects. Condo projects seem to always have an assigned parking for one and sometimes two parking spaces per unit. Rental developments are less generous. Raymond St Arnaud

Q3. **Your Full Name** Raymond St Arnaud

Q4. **Your Street Address** 1752 Davie Street



Respondent No: 46

Login: Anonymous

Email: n/a

Responded At: Jan 14, 2021 22:54:34 pm

Last Seen: Jan 14, 2021 22:54:34 pm

IP Address: n/a

Q1. What is your position on this proposal?

Depends on 3 issue, the third is Setback

Q2. Comments (optional)

To Mayor and Council Re: 1693 Fort Street Setback I see the proposed setback on Fort Street, .745 meters, to be an error on the part of the city. It sets a precedent for all future developments on Fort from the Junction to Lee Avenue. The eventual result will be a solid wall of buildings, crowded to the limit. Contrast that to the feeling of expansiveness on Richmond between Fort and Oak Bay Avenue. The large setbacks minimize the height of the buildings. The ample front lawns present a soothing, park like experience. The .745 m setback presents a depressing, claustrophobic experience. In a city where new parkland is rare, large setbacks act as a reminder of those rare parklands. I would recommend a stop at the corner of Richmond and Leighton Avenue. One of the apartments has a height that is close to that of the Aryze proposal. The large setbacks around that building make it feel much smaller. In a pandemic age, large setbacks are invites to walking outdoors.
Raymond St Arnaud

Q3. Your Full Name

Raymond St Arnaud

Q4. Your Street Address

1752 Davie Street



Respondent No: 47

Login: Anonymous

Email: n/a

Responded At: Jan 15, 2021 08:11:05 am

Last Seen: Jan 15, 2021 08:11:05 am

IP Address: n/a

Q1. What is your position on this proposal?

I would want to know how the development relates to the Bowker Creek watershed and implementation of the Bowker Creek Blueprint.

Q2. Comments (optional)

The proposal makes no mention of the location of the development within the Bowker Creek watershed or what aspects of the design will advance the City's implementation of the Bowker Creek Blueprint. - How will the development reduce the flow of rainwater into the storm sewers? - How will it delay rainwater on its way to the creek? What range of measures will it employ? - How will the development retain and make use of rainwater for its own landscaping? - How will the development be a net forward step in implementing the Bowker Creek Blueprint? Having committed itself to restoring the watershed, it is vital that the City examine every development proposed here through the lens of the Blueprint.

Q3. Your Full Name

Gerald Harris

Q4. Your Street Address

1829 Fern Street, V8R4K4



Respondent No: 48

Login: Anonymous

Email: n/a

Responded At: Jan 15, 2021 19:08:50 pm

Last Seen: Jan 15, 2021 19:08:50 pm

IP Address: n/a

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

Q2. **Comments (optional)**

This whole area is already Overloaded with apartment and condo buildings! Probably more than anywhere. Enoughs enough for this area.

Q3. **Your Full Name** Diane Startup

Q4. **Your Street Address** 202-1537 Morrison St.

Survey Responses

1693-1699 Fort Street

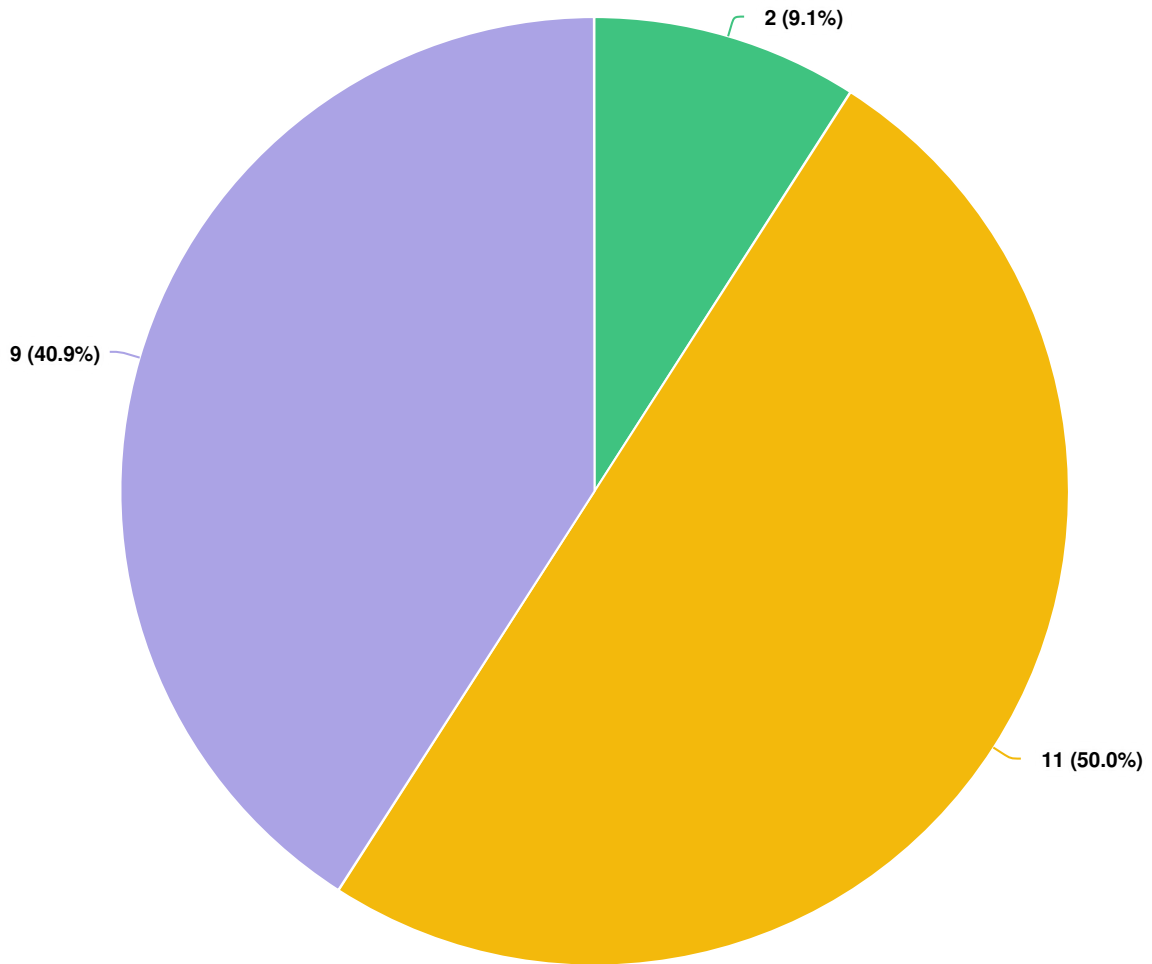
Have Your Say

Project: 1693-1699 Fort Street



VISITORS					
26					
CONTRIBUTORS			RESPONSES		
22			22		
1	0	21	1	0	21
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (22 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Nov 23, 2021 16:02:48 pm

Last Seen: Nov 23, 2021 16:02:48 pm

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

Q2. **Comments (optional)**

This building is absolutely too high and not adapted to the environment. Once again, builders don't pay attention to the neighbourhood and don't build smart and ecofriendly buildings that consider the well living together. As a close neighbour I will have to support all the inconvenients that builders aren't able to manage because they don't care. Take care of the others please, be smart and clever. Stop chasing money at all costs. This is not a way to create good values even for the students who will have to live on the north and close to the street. By the way, there are enough buildings in this area, you should consider a garden or something useful and pleasant for the community.

Q3. **Your Full Name** Agnes Pilož

Q4. **Your Street Address** 1610 belcher avenue

Q5. **Your email address (optional)**



Respondent No: 2

Login: Anonymous

Responded At: Nov 24, 2021 09:19:03 am

Last Seen: Nov 24, 2021 09:19:03 am

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

Q2. **Comments (optional)**

We met earlier with the developer and all who attended voiced concerns (and nothing appears to have been revised in terms of these two major issues!!) over two things: height of the proposed building is 6 stories high when all surrounding condo buildings are four stories high. And second; parking spaces for 9 vehicles (and one Modo) for 34 units! That's insane and there will be parking issues on Fern street and surrounding areas and higher pressure for street parking all around.

Q3. **Your Full Name** HEATHER CHIA

Q4. **Your Street Address** #201 - 1710 Fort Street

Q5. **Your email address (optional)**



Respondent No: 3

Login: Anonymous

Responded At: Nov 25, 2021 20:22:23 pm

Last Seen: Nov 25, 2021 20:22:23 pm

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

Q2. **Comments (optional)**

I do not believe the neighbourhood of South Jubilee needs another unaffordable development. Especially one targeted at students, which only make up a small number of the residents in Victoria, and excludes those who reside here full time and are in need of affordable housing options. Further, a new development will only serve to increase rental costs in the surrounding areas, adding to an already unaffordable housing and rental market in Victoria.

Q3. **Your Full Name** Katie Davidson

Q4. **Your Street Address** 1537 Belcher Ave

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Responded At: Nov 25, 2021 23:02:29 pm

Last Seen: Nov 25, 2021 23:02:29 pm

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

Q2. **Comments (optional)**

It is abhorrent to build dedicated student housing in the middle of a severe residential housing crisis. The onus for student housing should be on Oak Bay and Saanich, where the major schools are actually located.

Q3. **Your Full Name** Garrett Frizzley

Q4. **Your Street Address** 1727 Adanac Street

Q5. **Your email address (optional)** not answered



Respondent No: 5

Login: Anonymous

Responded At: Nov 26, 2021 13:52:22 pm

Last Seen: Nov 26, 2021 13:52:22 pm

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

Q2. **Comments (optional)**

The size building proposed seems to be too large be be in keeping with surrounding area, which will impact surrounding view and selling prices for current residents. With a massive increase in traffic and parking which is already at a premium.

Q3. **Your Full Name** Michael Flitcroft

Q4. **Your Street Address** 1540 Belcher Ave

Q5. **Your email address (optional)** not answered



Respondent No: 6

Login: Anonymous

Responded At: Nov 28, 2021 11:40:21 am

Last Seen: Nov 28, 2021 11:40:21 am

Q1. What is your position on this proposal?

Other (please specify)

Support at 4 four storeys

Q2. Comments (optional)

Six storeys is too much mass/height for street-adjacent placement because it creates too much traffic reverb for the neighbours across the street. Corridors such as Fort Street and Oak Bay need to be tiered back from the street for sunlight and noise considerations.

Q3. Your Full Name

James Austin

Q4. Your Street Address

1745 Leighton Road, 602

Q5. Your email address (optional)



Respondent No: 7

Login: Registered

Responded At: Dec 06, 2021 04:33:10 am

Last Seen: Dec 06, 2021 12:20:17 pm

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

Other (please specify)

Support with conditions

Q2. **Comments (optional)**

Because of the small amount of parking with the building, what will be done to prevent residents from owning a vehicle and parking it on the street? I support the zoning change for the property, though we need to be careful not to make the sidewalk too tight when utility infrastructure is added, like what happened with 1765 Oak Bay Ave. (Abstract's Madison building)

Q3. **Your Full Name**

Dylan Leblanc

Q4. **Your Street Address**

1665 Oak Bay Ave.

Q5. **Your email address (optional)**



Respondent No: 8

Login: Anonymous

Responded At: Dec 06, 2021 13:21:41 pm

Last Seen: Dec 06, 2021 13:21:41 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Megan Clark

Q4. **Your Street Address** 973 Cowichan St

Q5. **Your email address (optional)** not answered



Respondent No: 9

Login: Anonymous

Responded At: Dec 07, 2021 16:29:15 pm

Last Seen: Dec 07, 2021 16:29:15 pm

Q1. What is your position on this proposal?

Other (please specify)

I understand and support well designed development but the plan for this structure is unattractive and does not fit with the neighbour hood.

Q2. Comments (optional)

I am concerned about the choice of unattractive and cheap looking corrugated siding, the excessive height of the building and the already reduced and limited parking on Belcher. What are your plans to mitigate this?

Q3. Your Full Name

Sarah Phillips

Q4. Your Street Address

308 1615 Belcher Ave.

Q5. Your email address (optional)



Respondent No: 10

Login: Anonymous

Responded At: Dec 08, 2021 09:09:34 am

Last Seen: Dec 08, 2021 09:09:34 am

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

Q2. **Comments (optional)**

A 6 story building 2 feet from the sidewalk does not fit in this neighbourhood. All the buildings along this section of Fort street have a setback of several meters allowing for large trees. I agree with increased housing density in this city but not at any cost - the integrity of an affected neighbourhood needs to be respected.

Q3. **Your Full Name** Kevin Attewell

Q4. **Your Street Address** 403 - 1714 Fort Street

Q5. **Your email address (optional)**



Respondent No: 11

Login: Anonymous

Responded At: Dec 08, 2021 13:49:05 pm

Last Seen: Dec 08, 2021 13:49:05 pm

Q1. What is your position on this proposal?

Other (please specify)

I support this development, but have a few concerns.

Q2. Comments (optional)

I am concerned with the overall number of proposed storeys (6). I feel strongly that this height doesn't align with the rest of the neighbourhood. Given the slope of the property/street, I feel it will have a negative effect on residents in the neighbourhood. In particular those East and South of the property. Specifically, it will be higher than any other building in the immediate area, thus blocking out valuable sunlight, leading to quality of life issues, mental health well being issues and possible increased heating costs in the winter. Also, I am strongly concerned with the proposed ground floor commercial retail unit. This would introduce commercial activity into a residential area where there is none, nor has there been any for my 20 plus years of residing here. Basically our neighbourhood has everything imaginable we need within walking distance already ! I can't imagine how a new commercial retail space would benefit this neighbourhood. In fact, a new commercial unit would increase traffic, energy use, waste and only benefit the developers. To conclude- if you were able to decrease the storeys and remove the commercial aspect of this proposal, I would support it. Thank you for taking the time to read this.

Mark Tymchuk

Q3. Your Full Name

Mark Tymchuk

Q4. Your Street Address

303-1615 Belcher Ave

Q5. Your email address (optional)



Respondent No: 12

Login: Anonymous

Responded At: Dec 09, 2021 20:17:52 pm

Last Seen: Dec 09, 2021 20:17:52 pm

Q1. What is your position on this proposal?

Other (please specify)

Not opposed to development but this plan doesn't make sense to me

Q2. Comments (optional)

What is the plan for when a renter gets a raise and exceeds the income cap? What if they buy a car? Isn't it a human rights violation to kick people out in these cases? Where will delivery services deliver to? Parking will be a huge issue on Belcher, as it already is with 4 suites and 4 parking spots on that property currently. 6 stories will cast a major shadow on 1615 Belcher across the street. 4 stories would fit perfectly in the community and retain the charm of the neighbourhood. What are the plans for water run off running down to 1615 Belcher? Especially with all the new residents and vegetation to look after and possible cafe business on the corner.

Q3. Your Full Name

Sarah Phillips

Q4. Your Street Address

1615 Belcher Ave.

Q5. Your email address (optional)



Respondent No: 13

Login: Anonymous

Responded At: Dec 12, 2021 13:17:33 pm

Last Seen: Dec 12, 2021 13:17:33 pm

Q1. What is your position on this proposal?

Other (please specify)

This redevelopment proposal should be rethought and adjustments made. If not we oppose the development.

Q2. Comments (optional)

We are residents of the area. The proposed development is way too large for the site, too tall, too close to Fort Street, too many new units - a dramatic increase in density! All of the nearby residential buildings are 3 1/2 storeys above grade. This development is proposing 6 storeys above grade - 2 1/2 storeys too many. And, it basically takes up the whole lot making a tower like structure where there are no 'towers'. The proposed setback from Fort Street makes the tower effect that much more intense leaving no room for anything other than concrete - taking away the residential quality of the neighbourhood. With 34 units, the increase in traffic is dramatic. The units must be very small and the assumption made that tenants will not own cars. Our building at 36 decent sized units, sits on a much larger property but has very limited parking despite several tenants not owning vehicles. Where will people, including visitors park? In short: Reduce the height/# of storeys, set it back further from Fort St to allow some trees/vegetation in front of the building, reduce the # of units.

Q3. Your Full Name

Leslie Purkis & Graime Haynes

Q4. Your Street Address

203-1660 Fort St, Victoria BC V8R 1H9

Q5. Your email address (optional)



Respondent No: 14

Login: Anonymous

Responded At: Dec 13, 2021 12:37:24 pm

Last Seen: Dec 13, 2021 12:37:24 pm

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

Q2. **Comments (optional)**

As a neighbour of this property I oppose the plan to have a six story building. The building in this neighbourhood are 4 stories tall. I also oppose the 9 parking spots for 34 units. As a student at the University of Victoria it is very unrealistic that out of 34 units, only 9 would have cars. The cars would just be forced to take all of the street parking. Many students also drive to the university on a daily bases.

Q3. **Your Full Name** Amy Tempan

Q4. **Your Street Address** 1710 Fort Street

Q5. **Your email address (optional)**



Respondent No: 15

Login: Anonymous

Responded At: Dec 21, 2021 20:55:56 pm

Last Seen: Dec 21, 2021 20:55:56 pm

Q1. What is your position on this proposal?

Other (please specify)

Hoping for some amendments. Then will decide.

Q2. Comments (optional)

Lack of parking spaces for the 30+ unit building is poor. The neighborhood is extremely tight for residential spots. Unless the city can Free up at least 25 more street slots , in the immediate area, to make up for that, I am opposed. Also, most surrounding buildings are only 4 storeys max. In keeping with neighborhood esthetics I would appreciate 5 or less.

Q3. Your Full Name

Cindy Bendall

Q4. Your Street Address

1619 Morrison Street, 402

Q5. Your email address (optional)



Respondent No: 16

Login: Anonymous

Responded At: Dec 22, 2021 14:11:33 pm

Last Seen: Dec 22, 2021 14:11:33 pm

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

Q2. **Comments (optional)**

This proposal is essentially the same one we saw last January as a student rental now repurposed as "affordable rental".
Size: The minimum lot size for a development in this zone is 920 sq m. The size of the project lot is 896 sq m. which is smaller than even the minimum required. In the December Zoom presentation, members of the development team call it a "tight site" and "not too many sites like this", as arguments for lack of residential parking. It seems to me that the development is too large for the lot. Affordability: In Aryze's own cover letter for this project (Pg 10) they say: "Will all of these new homes be affordable? No. That's not the point. ... What we build today, is tomorrow's affordable housing." So I'm not sure what we are getting here. Some of the units are affordable? What percentage and how affordable? When will they be affordable? Given that these seem to be very small, no-frills units (not even a balcony), the "affordable rent" at 30% of income might actually be market rent for many units. How do we know the property owner will not "cherry pick" the highest income earners in each income level to maximize rents? Parking: I walk down Belcher frequently during the day and generally there is not a single parking spot available on the street. The last time I was on the street, there were 2 service vehicles parked in the yellow no parking areas and another vehicle partially blocking the driveway to an apartment complex. This street (and most streets in South Jubilee) is maxed out for street parking. It's totally unrealistic to think that not one resident in a 34 unit building is going to have a vehicle. In the definition of a building as "affordable rental" the City gives the developer a generous reduction in required residential parking. In this case, given the site is in the "Other" area of the City of Victoria 'Schedule C - Off-street Parking Regulations' the required residential parking for a market rental building would be 30.9 spaces. With the definition of "affordable rental" that reduces to 14.9 spaces. Zero residential spaces hardly seems to be a compromise number.

Q3. **Your Full Name** Liz Hoar

Q4. **Your Street Address** 1752 Davie St

Q5. **Your email address (optional)** not answered



Respondent No: 17

Login: Anonymous

Responded At: Dec 22, 2021 18:39:37 pm

Last Seen: Dec 22, 2021 18:39:37 pm

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

Q2. **Comments (optional)**

I oppose the building as the set backs are too close to sidewalks. There needs to be minimum one space parking per unit plus visitor and extra for retail. This area already struggles for parking. I want to know what affordable housing means?

Q3. **Your Full Name** Megan Nahser

Q4. **Your Street Address** 1714 Fort Street 406

Q5. **Your email address (optional)**



Respondent No: 18

Login: Anonymous

Responded At: Dec 22, 2021 22:23:23 pm

Last Seen: Dec 22, 2021 22:23:23 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

We own the building next door to the proposed development at 1693-1699 fort St. Our address is 1610 Belcher Ave. We oppose this development on several grounds: This project is far too large for this site. It would be the tallest building on the block. While it may be zoned for 6 storeys, the OCP calls for a maximum of 4 storeys. Also, the 2.74 FSR far exceeds the 1.2 FSR currently allowed (as well as the 2.0 FSR in the Official Community Plan). Our building is only three storeys and would now be wedged in between two giant buildings. We don't feel the City should allow a variance to the existing 9.7 meter setback on the south border to a proposed tiny 3.36 meters. Our tenants on our north side will now be looking at a wall of a building 65 feet high! They will no longer be able to see the sky. Construction is projected to take 18-24 months. That's a very long time to live with almost constant daytime noise, especially at a time when some of our tenants have been forced to work from home during the current pandemic. What about the quality of life for the immediate neighbours? Does the developer even care? Will my tenants be compensated in any way? Lets be absolutely clear; this project is only about making money for the owner/developer and it can only be built if council approves all of the requested variances. There would be a lot less opposition to this project if all the existing setback, FSR and height zoning requirements were adhered to. The close proximity and height of the project to our building will prevent our ground floor bachelor, who only has one window that faces north, to get any sunlight in the summertime. In June the sun comes up in the northeast and sets in the northwest. Early morning and early evening are the only times this tenant gets any sunlight. I've seen the shadow studies and don't believe them to be accurate (they don't show shadows at 7am or 8pm). I firmly believe this project, if allowed, will block any sunlight to this suite 365 days a year! In addition to the noise and dust created during construction there will be a parking shortage for the workers as there is no parking available on Fort Street and Belcher and Fern have residential only parking (always full). No doubt frustrated workers will end up parking in our lot (which is adjacent to the project). Our tenants suffered greatly 6 years ago when the City gave multiple variances to allow the construction of a 9 unit condo building immediately south of our project. Tenants had to endure 2 years of construction noise and dust and when the project was finished it was so large that it blocked all sunlight to our building for 4 months of the year (during the winter). We also protested against that project but were ignored by City Council. This time we hope Council listens to those that are most affected by an unwanted project. The size of this project is simply too large for such a small piece of property. It certainly doesn't belong in this neighbourhood. We agree that the existing fourplex is old and isn't the best use for this site. Why not build a 2-4 storey building, adhere to the existing zoning requirements and keep all the neighbours happy? Sincerely, Mike Hudec, Owner of 1610 Belcher Ave.

Q3. Your Full Name

Mike Hudec

Q4. Your Street Address

#305-1610 Belcher Ave. Victoria V8R 4N1

Q5. Your email address (optional)



Respondent No: 19

Login: Anonymous

Responded At: Dec 22, 2021 22:47:27 pm

Last Seen: Dec 22, 2021 22:47:27 pm

Q1. What is your position on this proposal?

Other (please specify)

Support, but only if traffic safety is made a priority.

Q2. Comments (optional)

While I am in support of more housing, and this proposal seems good in general, this intersection of Fort Fern Streets is extremely busy and already dangerous. If this project was to go ahead, there would need to be major revisions made to ensure safety for residents, such as an actual timed traffic light for Fern Street, not a pedestrian-controlled one. Another traffic light for letting cars from Belcher onto Fort would be needed too. Even though this building is proposed for students, you cannot assume that they will not be car owners, or that the proposed amount of parking will be enough. Not all will bike or bus. How do you plan to safely get cars out onto Fort Street? How can you assure parking, which is already at a premium, will not be even more stressed? How will you ensure the safety of dozens of new residents, in addition to those of us already here, as we cross Fort Street on foot? You cannot just add a six-storey building full of people into a very busy street and not make massive, proactive changes to traffic and pedestrian safety, as well as community harmony.

Q3. Your Full Name

Max Olesen

Q4. Your Street Address

1859 Fern Street

Q5. Your email address (optional)



Respondent No: 20

Login: Anonymous

Responded At: Dec 23, 2021 06:19:12 am

Last Seen: Dec 23, 2021 06:19:12 am

Q1. What is your position on this proposal?

Other (please specify)

While I support the building of more housing in our neighbourhood, I am deeply concerned about the impact it will have on traffic, neighbourhood parking, and overall density in such a small footprint given our existing traffic issues.

Q2. Comments (optional)

Our neighbourhood really struggles with traffic issues. The light at Fern Street, even with the pedestrian crosswalk, is a dangerous crossing. I have almost been hit several times due to drivers not observing the red light and simply driving through it or drives turning from Fern onto Fort. Many of our neighbours have had similar experiences and Fort is a very busy street. If this project goes forward, the crossing should become a formal three-way light. Additionally, in the proposal there are far too few parking spaces for the number of apartments. It is completely unrealistic to think that even though this has been described as "student housing" that students will not bring cars. The parking lots at UVic and Camosun are packed when school is in session, suggesting that students not only have cars, but that they use them. Where will these cars park? On the surrounding residential streets? We barely have enough parking with the current residents. Parking needs to be included in the structure of the building itself to prevent this from becoming a serious problem within the neighbourhood. Lastly, the proposal looks like it will add a lot of housing on a busy corner. Will there be additional crosswalk safety measures put in at Belcher? With an increase in the number of cars coming from residents of the apartments and the number of cars that already use Fort street to and from the city, I feel that it is essential to plan ahead for an increase in traffic.

Q3. Your Full Name

Sarah Alpert

Q4. Your Street Address

1859 Fern Street

Q5. Your email address (optional)



Respondent No: 21

Login: Anonymous

Responded At: Dec 23, 2021 16:03:55 pm

Last Seen: Dec 23, 2021 16:03:55 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The main reasons for opposing this project as it stands are as follows: 1. INSUFFICIENT PARKING ON SITE Parking is already an issue on Fern Street. Even with residential parking permits there is rarely a spot to park as these fill up with visitor or resident cars for the St Margaret Apartments. While I support the ideology of encouraging multimodal transportation, the reality plays out differently with residents relying on already overcrowded street parking. Nine parking spots is insufficient for 34 units - particularly as most of these are to be dedicated to the commercial space. And: "new developments should respect the balance between adequate parking and green space and ensure new residential developments provide sufficient parking to meet their needs" - South Jubilee Neighbourhood Plan 2. FSR INCREASE The proposed increase from 2.0 to 2.74 FSR is significant, despite allowances for such for affordable housing outlined in the OCP. In addition, using the provision of affordable housing as a reason to be exempted from providing any amenities to the community in compensation seems disingenuous and benefits the proponents rather than the community. 3. HEIGHT INCREASE The South Jubilee Neighbourhood Plan aims to cap the allowable height and overall scale of future apartment development in Jubilee at 4 storeys. The land currently zoned R3-2, Multiple Dwelling District is recommended to be rezoned to R3-AM-2, Mid-Rise Multiple Dwelling District to reduce the permitted height from 6-8 storeys to a maximum 4 storeys. Although the attitude is dismissive to the Neighbourhood Plan due to its age, to pre-empt any decision on height allowances before an update sets a precedent that contravenes the current, and possibly future Plan without consideration to the character of the urban residential neighbourhood, particularly that: "new housing should fit in with the form and character of established housing especially that of the street into which it is being placed". The sentiment of the current plan is to reduce not increase the height allowances. Also, the plan has created a stepped back design for particular sides of the building, the north side will be a solid wall onto Fort Street with yet another exemption being proposed for setback. This does not exactly reflect a sensitivity to the street or the feel and function of the neighbourhood. Other factors with the height is the significant shadow cast on the North side, particularly in winter, as well as the sound amplification on a very busy corridor serving a high volume of loud emergency vehicles. 4. OCP AMENDMENT Of paramount concern is that allowing the current zoning to change - particularly in regards to increasing height from 4 to 6 storeys - will create an irrefutable precedent to be cited by developers and open up the entire corridor between the Large Urban Villages of Stadacona and Jubilee for ever greater density, height and parking exceptions. This will drastically alter the liveability of the neighbourhood which has already seen significant densification and pressure on green space, safety and parking. Greater effort needs to be made to ensure corridors are compatible with the surrounding lower density residential neighbourhoods by providing appropriate building character and height. In closing, some of the aims and aspirations of this proposal are reasonable and the revisions welcome. While the City might be committed to increasing affordable housing supply, doing so at the expense of quality of life is a mistake. It would make more sense to build several, distributed buildings in a community than to approve something asking for so many significant exceptions by using the holy grail of affordability to justify them. While the proponents might talk the community-building talk, they are looking at increasing their bottom line - at the expense of the neighbourhood. Keep densification in neighbourhoods so assigned or at least await updates to Neighbourhood Plans before granting piecemeal exceptions and creating a city that suffers from a lack of foresight and adequate planning. I would suggest that Development Permit Application for 1693, 1695, 1697, 1699 Fort St does not sufficiently meet the applicable design guidelines and polices and should be declined.

Q3. Your Full Name

Sophie Wood

Q4. Your Street Address

1821 Fern St

Q5. Your email address (optional)



Respondent No: 22

Login: Anonymous

Responded At: Dec 23, 2021 16:28:57 pm

Last Seen: Dec 23, 2021 16:28:57 pm

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

Q2. **Comments (optional)**

Fort Street is a good location for added density, especially with the upcoming bike lanes, access to transit, and nearby grocery stores.

Q3. **Your Full Name** Matt Dell

Q4. **Your Street Address** 1525 Fell Street

Q5. **Your email address (optional)**
