

**From:** anita colman [REDACTED]  
**Sent:** Tuesday, April 26, 2022 9:21 PM  
**To:** Charlotte Wain  
**Subject:** Increased density

Hi Charlotte,

The city could save money on paper and postage. They say they want my input but will go ahead with rezoning for high rises on Yates no matter what residents say.

I'll offer my 2 cents anyway. I do not want Victoria to become Vancouver. The construction of high rises over the last few years has increased density, traffic and pollution in Victoria, without providing affordable housing for hardworking folks on modest incomes. No new coops have been built. The infrastructure can't support more people yet the building of high rises on steroids continues unabated. It's my neighbourhood? Really?

Anita Colman  
310-1126 Rockland Ave.  
Victoria, BC V8V 3H7

Sent from my iPhone

**From:** gary [REDACTED]  
**Sent:** Tuesday, April 26, 2022 6:00 PM  
**To:** Charlotte Wain  
**Subject:** regarding 1045 Yates street

hi,  
i am completely opposed to this project (and all surrounding ones). i am tired of the ugly buildings the city has allowed. it's disgusting to walk around downtown now. we don't need a 30 storey building. the developers want to set a precedent and all of them will want to build this high or higher. we don't need anything over 12 storeys. anything more and they begin to look stupid. why is victoria still run by the developers, especially after the Songhees fiasco?!! make them build nicer looking buildings. as well, with more people working from home, why more high priced office space? market on yates and london drugs have first choice to reoccupy their spaces, but will it be too costly to do so? this would be a major loss to the people in the downtown core. why is there no affordable housing set aside. should be at least 2 - 4 floors in each tower. and actual affordable pricing, not \$10 below market. the bottom of these buildings will probably remain empty for years to come. i've yet to see any useful retail in the bottom of these towers due to cost. how is this helping the community. it's bad enough sidewalks keep disappearing due to patios, but this is less and less a walkable city. never mind the horrid view of these towers. the developers are interested only in profit and do nothing to beautify and support the community. kick them to the curb and wait for developers who give a damn. i don't see any of these companies rushing to solve the housing crisis which they've heavily contributed to. why let them run the city. pedestrians should get the bulk of benefits. we need wider walkways and nice things to look at. i am horrified to see how this city is turning out especially when other cities have created more liveable environments with the same amount of money. please stop this madness. thanks for your time.

gary prescott



sent via **MailBird**

---

**From:** Ryan Poirier [REDACTED]  
**Sent:** Tuesday, April 26, 2022 5:39 PM  
**To:** Charlotte Wain  
**Subject:** Re: the Proposed Construction Zones in the Harris Green neighbourhood

Hi Charlotte,

My name is Ryan Poirier. I live in the Harris Green neighbourhood with my fiancée and our cat. We are in our late 20s, we love this area, its vibrant-Victoria feel and the convenient establishments that are in our own backyard.

We fear that this new construction is going to strip our way of life. We don't own a car, and in the area that we live in, we feel like we don't need to. We frequent the market, the pet store, the London Drugs, and the local establishments in the neighbourhood multiple times a week.








The constant exchange of tearing down neighbourhood favourites for the construction of larger buildings seems to only benefit a few people, who have deep pockets, and don't have to deal with the sounds of construction that lasts for almost a year. This seems to happen far too often, and young adults who work downtown and live downtown, must deal with the detriments.

I will never be a homeowner. I would love to continue to live without owning a car, and living downtown within walking distance from my employment. But by destroying our neighbourhood, it's seemingly impossible to do so. There's already plans to destroy the Capitol 6 building, a building with so much history in this city. And where we live, we are going to be sandwiched between these new construction zones for years.

I hope this construction is reconsidered and if there is a forum for young adults, like myself, to voice my displeasures, I would love the opportunity to do so.

Ryan

--

	<b>Ryan Poirier</b>
	
	 Victoria, B.C.
	 <a href="mailto:Ryan.Poirier@VarsityJournal.ca">VarsityJournal.ca</a>

**From:** Alana Fediuk [REDACTED]  
**Sent:** Wednesday, April 27, 2022 2:39 PM  
**To:** Charlotte Wain  
**Subject:** Feedback re: rezoning project REZ00630 / 1045 Yates St

Good afternoon Charlotte,

I received a notice in the mail regarding the above mentioned proposed rezoning project taking place on Yates & Quadra street. I am providing my feedback on this project.

I live at 930 Yates (The Manhattan) and I am very excited about this potential project. The complex on Yates is a very underused space and I love the plans. The addition of commercial, green space, and housing is essential to the neighbourhood and I am very excited that Harris Green is growing right before my eyes. I feel that the plans are well designed and offer a lot of value to the neighbourhood.

I very much hope that Market on Yates, London Drugs, Bosley's, Liquor Express are able to be factored in to this development because they are important parts of the neighbourhood.

Thanks for all you do to make this city exciting, beautiful and inviting. Many people have a tough time with change but know that there's lots of people like me who are super excited for change.

Happy Wednesday,

Alana

**From:** Bernadette Allen [REDACTED]  
**Sent:** Wednesday, April 27, 2022 10:57 AM  
**To:** Charlotte Wain  
**Subject:** Yates St Development REZ00730

Hello,

I am a resident at 845 Yates St.

I do not support increasing the height of the proposed towers in the 900 block of Yates St. from 20 storeys to 32 storeys.

Please maintain 20 storeys.

Thank you

Bernadette Allen

311-845 yates St.

**From:** Christine Baer [REDACTED]  
**Sent:** Wednesday, April 27, 2022 10:36 AM  
**To:** Charlotte Wain  
**Subject:** 900 block Yates St

Dear Ms. Wain,

I wanted to express my objection to increasing the proposed development for the 900 block of Yates St to 32 storeys. As there is an incredible amount of residential buildings going up in the area I see no need to extend this build past 20 storeys.

Sincerely,  
Christine Baer  
619-1029 View St.

**From:** Dennis Betz [REDACTED]  
**Sent:** Wednesday, April 27, 2022 3:01 PM  
**To:** Charlotte Wain  
**Subject:** Resident Feedback - Harris Green Village

Good afternoon Charlotte,

I hope you are doing well. Thank you for the invitation to provide feedback on this project proposal. I live on the 800 block of Yates and regularly frequent the village and its businesses almost everyday, and as someone who follows development in Victoria, I have a few thoughts I wanted to share with you and Council.

1) Although I am weary of Starlight (lots of reddit discussion about dodgy practices as a landlord), I overall strongly support this project and its addition of desperately needed housing inventory to the city. It's tough to forecast the downstream impact on rental prices, but it is very clear the demand for housing in Victoria proper far outstrips available supply. This can only help that problem.

2) I think the proposed heights are great and will add a little more dynamism to the HG skyline. Other nearby buildings (989 Johnson, Legoto, Manhattan, Wave, Yello, the Jawl development, 1020 View, and Mod) have created a bit of a table top skyline of 15-17 story buildings (it is great to see 848 Yates/849 Johnson break this trend, even if just a bit taller).

3) I believe the latest proposal shows a slimming of the towers, which I believe is the right move both from an aesthetics perspective to reduce the podium heights, and to maintain sight lines between buildings and views for residents in other buildings.

4) I believe the latest proposal also shows shortening of the podium levels to 4 storeys, which I believe is the right move. It's a bit difficult to tell in the renderings, but in terms of the podiums meeting street level, I would strongly support some variation in the setbacks to avoid the block or half block becoming one long wall. Building off this, I would also support some variation in the design of the podium. The renderings currently show this to some degree, so sticking with this would be best. A good example I can think of is the 989 Johnson podium, which features some angles and parts that sit back and overall, add more visual interest.

5) I truly appreciate the green space and areas to sit/hang out in the current plaza, and would be keen to preserve this going forward. I believe this would be partly achieved by the appropriate building setbacks and use of grass and trees, and other plants.

6) With the caveat that building materials are expensive these days, I would implore the city to work with Starlight to explore going beyond the current crop of exterior finishes and materials that have been used so heavily in so many recent projects. I am referencing the white/grey/beige panels used on many developments (Yates on Yates, Vivid at the Yates, Yello on Yates, HP2, and several other projects). Other design aspects that would add some visual interest would also be a step in the right direction, like a more recent rendering which shows some criss-crossed balconies (like the initial rendering HP2 balconies). Although up to interpretation, I think many would agree that a lot of these buildings are beginning to look the same, and as these taller towers (especially the 900 block) will be 'beacons' of sorts, I think they present a great opportunity for something really sharp. An example of what I am describing would be the Yates on Yates, which was a great opportunity given the height, but ultimately fell a bit short on design and aesthetic in many opinion circles.

I know there is a lot here to read, but I appreciate you taking the time to consider these thoughts. Always happy to discuss.

Thanks,  
Dennis



**From:** john crouch [REDACTED]  
**Sent:** Wednesday, April 27, 2022 5:06 PM  
**To:** Charlotte Wain  
**Subject:** Proposed project on the 900 block of Yates Street

Ms. Wain.

How or why would anyone endorse a project that proposes building a canyon close to downtown Victoria?

Buildings of the height of 28,29 and 32 stories are approximately 100 metres high! My neck aches just thinking of the prospect.

While I understand and appreciate the need for additional housing in our community, new buildings need to acknowledge the aesthetics and "liveability" of a changing city.

Victoria is not Chicago - the "Windy City." Nor do I want to contemplate even a vague comparison between the two in terms of height or wind velocity.

So, no I do not support the proposed project changes in any way.

Yours faithfully.

John Crouch.

Dear Charlotte,

RE: Rezoning No.00730

I have owned a condo in the Manhattan building (930 Yates St) for 15 years and I have live in Victoria my whole life. I have seen many wonderful new buildings get built all around my building over the last 15 years and am in no way opposed to the development of the area as per the current zoning and planning. However I am extremely disappointed to see a proposal to change the zoning to allow such massive buildings into the area. I have built houses myself and gone through rezoning and variance applications and know how difficult the process it is to get even minor variances approved. As frustrating as that can be I do understand that any changes, however minor, can have impacts on people who live in the area and are affected by such changes. And the process has to be fair to them and make sure that proposed changes will not negatively affect them. The changes proposed in this rezoning is **WILL HAVE HUGE NEGATIVE IMPACTS ON THE NEIGHBORING PROPERTIES**. I can't believe the city is even considering doubling the height limit. Victoria is an amazing city and I would hate to see its charm and appeal change by such a massive change to its density. I realize the city wants to increase the rental stock and hopefully bring down rental prices but all you have to do is look to Vancouver to see that massive increases to density will not bring down rental prices. The city made a huge mistake once by allowing View Towers to be built and it has been a blight on the area for many decades. Please keep our city a special place and make the developers adhere to the current zoning and development plan that has allowed the Yates Street corridor and Victoria develop but remain a wonderful place to live and paly.

Thanks you for your consideration,

James Havens

**From:** Samuel Johnson [REDACTED]  
**Sent:** Wednesday, April 27, 2022 6:25 PM  
**To:** Charlotte Wain; Victoria Mayor and Council; laurel.collins@parl.gc.ca;  
grace.lore.MLA@leg.bc.ca  
**Subject:** Rezoning No 00730

Dear Charlotte,

I'm writing in support of this multi use redevelopment at Harris green in response to the letter you sent in the mail.

In fact I live directly across the street, in one of the large rental buildings. I'm not looking forward to all sorts of noise and toxic dust possibly blowing into my apartment for the next 3-10 years, but we really need housing so badly I'm willing to put up with the nuisance. We'll see how it goes because ultimately I would like to move out of Victoria which has become such a hostile, dangerous and expensive place.

Please ensure many more high rise projects are approved for Victoria. Housing is so expensive here, and most of the projects the city of Victoria approves are mickey mouse designs such as on Government street - 6 stories on a prime location? What a waste.

All the best,  
Sam  
Victoria BC  
V8W3E8

Sent with [ProtonMail](#) secure email.

**From:** David Berry [REDACTED]  
**Sent:** Thursday, April 28, 2022 4:40 PM  
**To:** Charlotte Wain  
**Subject:** 903, 911 & 1045 Yates Street

Hi Charlotte,

I want to give my feedback on the Harris Green Redevelopment. I'm in favour of the OCP amendment to add density and height to the Harris Green area. From what I have read this will be much more family-oriented than what we have seen in the Hudson District, which is much much needed. We desperately need more housing in Victoria, and as the vast majority of it is very limited in allowable height, these types of tower developments are necessary to get the housing number needed for the ever-growing demand.

I'm excited to see the change and vibrancy this is going to add to the city. My only comment is that we should be changing the parking requirements to better represent the need to shift away from personal car ownership. These tend to add ~60-80k construction costs per parking spot, and are highly counter to the climate goals of our city.

Thank you for your time,  
David Berry

**From:** W. Daniel [REDACTED]  
**Sent:** Thursday, April 28, 2022 8:11 AM  
**To:** Charlotte Wain  
**Subject:** proposed development 900 blocks and 1045 yates st.

Charlotte Wain, Senior Planner,

I live at 1138 View St and received your notice about propose developments on Yates St.

There is traffic gridlock throughout the entire downtown area now (not helped by designated bike lanes). Where do you propose the all the additional vehicles go?

The current type of roadway design is antithetical to reducing greenhouse house gas with the ever increasing number of vehicles idling while waiting to proceed along the roadway. Of course If you don't care about the vehicle gridlock and the amount of carbon and other gases in the air in this area, then this issue doesn't matter.

In light of the above I am against further development in this area unless there is a new roadway/traffic plan to handle the additional vehicles.

Dan Penman.

**From:** ethan kits [REDACTED]  
**Sent:** Thursday, April 28, 2022 12:43 PM  
**To:** Charlotte Wain  
**Subject:** Rezoning rez00730 proposal opinion from a resident

Hi I'm a resident at 865 view street,

I love the rezoning amendment plans and wholeheartedly support the construction of these buildings in my neighborhood. I believe adding more commercial/daycare/community space will help to upgrade the area and provide attractive amenities to the local population. I also always support the construction of more rental buildings of any kind to help ease the housing burden in this country. I do hope however that these towers are built with a thought given to their affordability, as expensive luxury apartments are not the most needed or morally steadfast construction projects to start building in light of the problems facing this community and country today.

Thanks,  
Ethan Kits

**From:** Susan Minaker [REDACTED]  
**Sent:** Thursday, April 28, 2022 12:21 PM  
**To:** Charlotte Wain  
**Subject:** Re proposed changes to 903, 911 & 1045 Yates St, 910 View St, 1205 & 1209 Quadra St, your neighborhood letter dated April 22 2022

Hello Charlotte

I am writing with concern about the plans for the changes to the above referenced addresses. I thoroughly object to a building more than 20 storeys high being built on these sites as this will change the dynamics of downtown Victoria and my neighborhood. The area will lose its charm and also Victoria will lose its charm as it is not a city of high rises and nor should it become one. Having towers over 20 storeys will affect all the buildings surrounding this area affecting the light being taken away due to towers ridiculously over shadowing existing buildings. We enjoy living in this neighborhood and do not want to see high towers. This is not the area to put in such towers, please do not destroy our city.

Perry & Susan Minaker  
1203 - 989 Johnson Street,  
Victoria, BC  
V8V 0E3

Sent from my iPhone

**From:** Cameron Derksen [REDACTED]  
**Sent:** Friday, April 29, 2022 1:14 PM  
**To:** Charlotte Wain  
**Subject:** 903, 911 & 1045 Yates Street

Hello,

I am a resident of The Manhattan at 930 Yates Street and am writing in support of the proposed development at 903, 911 & 1045 Yates Street. This project will provide badly needed rental housing and increased density in the downtown area.

I am in support of increased density and housing, particularly in the downtown area, to be built as quickly as possible to meet the long-standing demand for more housing in Victoria. In particular, I support re-development of all surface parking lots and single-story properties to increase density within the downtown and Harris Green neighbourhood. The height of skyscrapers are irrelevant, as people are only affected by the appearance of the first 2-3 storeys visible from the street, so I support building the towers as high as possible to include as many housing units as possible.

I am concerned about the developer's real interest and ability to complete the aesthetic components of the proposal however, due to their dubious reputation across Canada. In addition, my experience is that very few developer amenities are attractive, useable, or meaningful, and I hope the City will ensure that the exterior of the building, streetscaping, and the green space are well-designed with high-quality materials.

My concerns about the new development are primarily related to the vendors that will occupy the main floor commercial spaces. Although this is outside the scope of this comment opportunity, the Harris Green Village is the only place some services are available to downtown residents, such as groceries and pet supplies, and it would be disappointing for the replacement commercial spaces did not include such retailers, or did not contain walk-in services and sales for residents (instead of businesses with no public products/services) as other new buildings have.

Kind regards,

Cameron Derksen  
508 - 930 Yates Street  
Victoria, BC V8V 4Z3



**From:** Ross MacKenzie [REDACTED]  
**Sent:** Friday, April 29, 2022 1:08 PM  
**To:** Charlotte Wain  
**Subject:** 910 View and 1205 1209 Quadra

Dear Charlotte,

I think that the original heights should be the maximum allowed.

28/29 and 32 stories are much too high for the 900 block.

If you give an inch they take a mile.

Time to put an end to it.

I don't want to see Victoria going the same path as Vancouver.

Thank you in this regard.

C. Ross MacKenzie

Owner 1102

848 Yates Street.

Yates on Yates.

Sent from my iPhone

**From:** Devon K [REDACTED]  
**Sent:** Friday, April 29, 2022 2:24 PM  
**To:** Charlotte Wain  
**Subject:** 903, 911, &1045 Yates etc. development

Greetings Charlotte,

I am an owner of unit #803 - 1010 View St. I have read through the proposed development you are seeking input on and welcome the rejuvenation of that area. However, I am very concerned with the proposed increase to the tower heights as well as the density increase. The corner of Yates and Vancouver currently has a very welcoming and enjoyable view and light corridor that allows the residents of Regents Park to get some much needed sunlight and a sense of space. I am worried the new increased height and density will leave Regents Park in near constant shade and facing into an imposing "wall" of towers. This would greatly reduce the enjoyable living for all the pre-existing residents of this neighbourhood.

Please consider this as part of the review process and please reject the proposed increases.

Yours sincerely,

Devon Karastathis (Moneybadger Holdings Ltd)  
unit 803 - 1010 View St.

**From:** Glenn R Harrington [REDACTED]  
**Sent:** Friday, April 29, 2022 1:03 PM  
**To:** Charlotte Wain  
**Subject:** proposed redevelopment of Harris Green Village

Hello Charlotte Wain.

I oppose the Starlight Developments/City Spaces plan to redevelop Harris Green Village (900 Block + 1033-1045 Yates St) on three bases:

- enduring noise pollution
- large carbon footprint
- reduced affordability.

These compound the total non-necessity of what Starlight Developments/City Spaces propose.

I have lived and worked in the vicinity, except for 10 months in Nanaimo, since 1995 (about 26 years).

I have reviewed the proposal and repeatedly concluded that any thoughtful, community-minded, conscientious person would oppose it. Only people who want to make quick money from investing in real estate, and who do not reflect with a wholistic perspective, would like it.

#### **enduring noise pollution**

The proposal requires the completely unnecessary demolition of all existing buildings on the 900 Block of Yates St, including those occupied by London Drugs, Pizza Hut, Bosely's pet supplies, Market on Yates, Pewter Graphics, Frontrunners, and Harris Green Liquor Express, plus, on the next block, the car dealership facing Cook St. These buildings as a group do not, to my knowledge, warrant demolition because of any lack of safe functionality.

Lasting many months, the demolitions would inevitably involve ongoing noise: from the break-up of concrete, metal, and glass to the ripping-up of asphalt and the removal of trees and bushes. Moreover, the ongoing operation of heavy equipment – from jackhammers to dump trucks – would create a most unwelcome cacophony day after day for far too long.

After the noise of all that unnecessary destruction, the planned construction would involve its own cacophony: drilling and blasting rock plus a whistle to signify each blast, noise of heavy equipment from concrete trucks to cranes, trucks delivering materials and carrying away refuse, plus the banging and whirring of construction workers operating various tools and machines.

I remember the noise when the building now occupied by Frontrunners and residents in the housing above was constructed. A piledriver operated for hours a day, day after day for weeks: continual bang, bang, bang, bang before the foundation could be completed and the building constructed.

As the City is likely aware, structures at all four corners at the intersection of View and Vancouver streets have required remediation: re-paving asphalt at the north-east corner, for example. The small parking lot at the south-west corner continually shows cracking and sagging despite patching. I understand that much of View St rests above a former stream-bed. Even if that is not the cause, what could this mean for the likelihood of more noisy piledriving if the Starlight/CitySpaces proposal were to proceed? Life would be better without noisy, unnecessary, continuous piledriving

#### **large carbon footprint**

The operation of mostly diesel-powered machinery to destroy the current buildings and carbon-absorbing greenery, then to carry away the debris, would inevitably emit tremendous amounts of CO<sub>2</sub>.

After the destruction of buildings, sidewalks, parking lots, and garden plots, similar machinery would then emit enormous amounts of CO<sub>2</sub> in constructing the new development – the buildings proposed plus new concrete sidewalks, planters, etc.

Concrete production ranks as one of the world's top sources of CO<sub>2</sub> emissions. According to Chatham House, it comprises up to 8% of worldwide human-caused emissions of CO<sub>2</sub>.

High CO<sub>2</sub> emissions come from:

1. machines used in mining and transporting the ingredients of concrete
2. machines used in grinding and mixing those ingredients
3. calcination – the essential chemical process to make pre-concrete mix
4. firing kilns that bake it into clinker – an intermediate state
5. machines used in cooling, grinding, and mixing clinker into concrete mix
6. machines used in the final mixing with water, transporting, and pouring.

A known cause of climate change and global warming, industrial CO<sub>2</sub> emissions pose a fundamental threat to the stability and habitability of the global ecosystem. While other gases, such as methane, have greater potency per measure, the enormous and still-growing emission of CO<sub>2</sub> globally remains a top contributor to the global climate emergency. The more heavy equipment used in demolition and construction and the more concrete produced, the worse becomes the global climate crisis. Just so that real-estate investors can get a good return?

### **reduced affordability**

The proposed Harris Green Village redevelopment would work against affordable living in Victoria in a time when consumer inflation and the cost of housing continue to make front-page news.

While the people of Victoria continue to face a housing crisis, supply has been increasing mostly for people of above-average income. Thus, as the supply of housing for that segment of the city grows, the overall problem of lack of supply for people of average and below-average incomes remains acute.

The Starlight/CitySpaces proposal would add to the housing supply. Yet, the total increase in rental housing for people of average and below-average incomes would remain acute – even if a portion of the housing created was targeted specifically to address the demand for truly affordable housing.

The Starlight/CitySpaces proposal would create new commercial spaces. Yet, none of the businesses now operating in the current buildings would operate in the proposed new commercial spaces at the same or lower lease rates.

Even if the new commercial spaces were highly energy efficient, consider it certain that any businesses occupying the new commercial spaces would have to pay higher lease rates than the businesses operating at the same addresses now pay.

Thus, local people intending to continue as customers of London Drugs, Pizza Hut, Market on Yates, Frontrunners, Harris Green Liquor Express, etc. would quite likely face higher prices because the leases paid by those very business would have increased, forcing them to extract more profits from doing business with the same local community.

### **total lack of necessity**

All that noise, worsening of the climate crisis, and reduction of affordability to replace one large amount of concrete, metals, and glass – the buildings now in use there – with a larger amount of concrete, metals, and glass – the buildings proposed.

Having lived in the neighbourhood for over a quarter-century, I know that everything on the 900 block of Yates St has character and contributes to the social and economic vivacity of the city. Nothing there requires demolition and replacement. It's all good as-is.

With several high-rises built in the same area in recent years – even under construction now – Victoria has no need for the proposed Starlight/CitySpaces development of the 900 block + 1033-1045 Yates St. Victoria has no need of the on-going, unnecessary noise it would bring, diminishing quality of life in the vicinity day after day from the onset of demolition to the completion of construction. There is no actual need for the massive, on-going CO<sub>2</sub> emissions it would inevitably involve, contributing unnecessarily to the global climate emergency. The proposed redevelopment would ultimately make living here less affordable, too.

Please do not approve that proposal. I oppose it.

Thank you.

- Glenn R Harrington

Victoria, BC, Canada

tel [REDACTED]

**From:** Rachel Monckton [REDACTED]  
**Sent:** Friday, April 29, 2022 3:28 PM  
**To:** Charlotte Wain  
**Subject:** Harris Green Starlight Development

Hello Charlotte,

As relatively new residents to Victoria from Toronto, my husband and I are no strangers to core condo development. While we both appreciate the benefits of high density downtown - safety in numbers, diversity and vibrancy - the 3 heights of the 900 block do seem excessive. I do understand the logistics of building higher but shaving off a few floors from each tower I think would go along way in restoring community confidence. Alienating residents and taxing infrastructure can have long term effects. If the developers drop the floors to under 25, it would be a good compromise. Making up for lost housing could be made up in other developments scattered through the area already in planning and development process.

Thank you for listening to the concerns of the neighborhood.

Rachel Monckton and Denis Huneault  
415-989 Johnson Street

[REDACTED]  
[REDACTED]

**From:** Dennis Jones [REDACTED]  
**Sent:** Saturday, April 30, 2022 1:23 PM  
**To:** Charlotte Wain  
**Subject:** Over Densification of the downtown core.

Dear Charlotte,

My name is Dennis Jones and I am a resident caretaker at 1090 Johnson St. and I live in suite 207. I was born in Victoria in 1949 and have seen many changes, some good and some absolutely terrible. The present Mayor and Council are the worst I have ever seen. Helps, Isitt and Dubois all seem to have a vendetta to ruin Victoria. The homeless situation and drug problems worsen daily. We have insufficient parking already because her Honour doesn't think people will have cars as much in the future. I believe she is wrong about almost everything. People coming to Victoria to buy and live in condos costing \$500,000 to millions of dollars each will not be riding the bus. They will have cars of their own powered by who knows what at this point. Even Modo cars need a place to park.

The proposal for these towering monstrosities is ridiculous. We already have water shortages every year and this is likely to worsen as weather patterns change. We live in an earthquake zone and spend lots of money preparing for the big one. Has anyone done studies on the wind problems that will be exacerbated with these concrete canyons being constructed downtown? I cannot imagine any reason for this type of development other than greed and corruption. We have a series of some of the most dangerous bike paths in North America and as a result an almost undrivable city. Helps and Co. knew what they were doing going deep and making these paths very difficult to get rid of. All winter hardly anyone uses these paths while thousands of cars and trucks try to make their way through the bike path/construction maze that now stifles any reasonable movement. Helps is a green mayor, NOT. Ask any delivery person about fuel costs trying to negotiate around Victoria. This is costing between 1/3 and 1/2 more in fuel every week. Helps does not care as long as her agenda, no matter how bad, is pushed through. On this nub of the island, construction will have to stop at some point. We will run out of land and the greedy developers and corrupt politicians will be just a bad memory. By then the essence of Victoria will have disappeared forever. Perhaps we should have a mayor and council more like parts of California where not all change and growth are considered positive. The developers are not being forced to make adequate parking and develop enough green space for the damage they do to our city. Shame on Lisa Helps and all on council who enable her lunacy. An overwhelming majority of people in Fairfield did not want Richardson ruined and traffic blocked by bike paths and poor design, but Helps went ahead anyway. The tail is wagging the dog. We now have a very bust Fairfield Road and a very slow Rockland Ave,

If you truly want to solve the housing problem, outlaw B & B's and force all these to become rental suites. But obviously there is no profit for council in doing that. Purchasing hotels and filling them with homeless persons and rug addicts is not the answer. Perhaps someone should take a page out of Sweden's book on how to deal with the drug problem rather than thinking you have a better solution.

I reckon this will all fall on deaf ears, if past experience teaches anything. I look forward to Stephen Andrew, Geoff Young and Charlene Thornton Joe and a like minded new mayor and council taking over after November's election.

Thank You  
Dennis Jones  
[REDACTED]

P.S. Can anyone answer the question? Why does Lisa Helps hate Victoria?

**From:** [REDACTED]  
**Sent:** Sunday, May 1, 2022 12:34 PM  
**To:** Charlotte Wain  
**Subject:** 900 Block Yates and 1045 Yates changes and amendment to OCP Bylaw 2012 (12-013)

Dear Ms. Wain,

Thank you for the opportunity to comment on this proposal. In general, I support the concept of increasing density in this area and have no concerns about the general concept or the height of the towers. If we are to locate people closer to downtown and reduce sprawl, large towers have to be built somewhere and this seems as good a place as any to do so.

However, I would like to express my concerns about the plans for commercial development (or, rather, the lack of them). Harris Green as presently configured is a very well-used and well-loved commercial location, with stores that actually provide services to local residents. The discussion of commercial opportunities in the new development seems focused on aesthetics (large windows, etc.). There is a reference to modular design allowing for the creation of larger stores and even an artist's impression of a grocery store but I don't think this is particularly feasible. Large food stores need correspondingly large on-site warehouse space, including refrigeration, and unloading bays for heavy vehicles. Where will this be located? Like many people in the area I like the accessibility of The Market on Yates and London Drugs and would be disappointed to see them replaced by a shifting cast of bars and restaurants.

You may respond by pointing out that other options are available quite close by. I'm sure City Hall doesn't want to hear this but, as I get older, I have become increasingly apprehensive about crossing the Johnson-Pandora corridor to access shops like the Save-On Foods on Pandora and even, rather absurdly, have sometimes taken my rarely-used vehicle out of town to avoid doing so. I hope the commercial development in this project doesn't remain an afterthought.

Jeremy Rayner  
1701-848 Yates Street

Sent from [Mail](#) for Windows



**From:** Jamie [REDACTED]  
**Sent:** Monday, May 2, 2022 1:24 PM  
**To:** Charlotte Wain  
**Subject:** Re: 1045 Yates Street

Dear Ms. Wain:

My wife and I own a suite at 848 Yates Street and received notice of the application by the developer at the above address for an amendment to the Official Plan.

The official plan permits towers up to 20 storeys for this neighbourhood. Our building is approximately 20 stories, as is the related building on the other half of the lot.

I note the proposed redevelopment of the block at 1045 Yates and related addresses in the 900 block of Yates Street are proposed to be five towers ranging from 20 to 32 storeys. Given the number of towers being proposed for these two blocks I do not see the rationale for increasing the height. The rest of the neighbourhood is made up of towers of 20 storeys or less and adding three towers of 28 to 32 storeys will be overwhelming in the neighbourhood.

The official plan was created for a reason to give certainty for developers and residents alike. We would be strongly opposed to any amendment to permit the increase in height requested.

James Deitch and Yuan Xiang  
Owners of 408-848 Yates Street

**From:** Laurene Harrington [REDACTED]  
**Sent:** Monday, May 2, 2022 4:09 AM  
**To:** Charlotte Wain; Glenn R Harrington  
**Subject:** Re: proposed redevelopment of Harris Green Village

Thank you.

On Friday, April 29, 2022, 01:02:34 p.m. PDT, Glenn R Harrington <[REDACTED]> wrote:

Hello Charlotte Wain.

I oppose the Starlight Developments/City Spaces plan to redevelop Harris Green Village (900 Block + 1033-1045 Yates St) on three bases:

- enduring noise pollution
- large carbon footprint
- reduced affordability.

These compound the total non-necessity of what Starlight Developments/City Spaces propose.

I have lived and worked in the vicinity, except for 10 months in Nanaimo, since 1995 (about 26 years).

I have reviewed the proposal and repeatedly concluded that any thoughtful, community-minded, conscientious person would oppose it. Only people who want to make quick money from investing in real estate, and who do not reflect with a wholistic perspective, would like it.

### **enduring noise pollution**

The proposal requires the completely unnecessary demolition of all existing buildings on the 900 Block of Yates St, including those occupied by London Drugs, Pizza Hut, Bosely's pet supplies, Market on Yates, Pewter Graphics, Fronrunners, and Harris Green Liquor Express, plus, on the next block, the car dealership facing Cook St. These buildings as a group do not, to my knowledge, warrant demolition because of any lack of safe functionality.

Lasting many months, the demolitions would inevitably involve ongoing noise: from the break-up of concrete, metal, and glass to the ripping-up of asphalt and the removal of trees and bushes. Moreover, the ongoing operation of heavy

equipment – from jackhammers to dump trucks – would create a most unwelcome cacophony day after day for far too long.

After the noise of all that unnecessary destruction, the planned construction would involve its own cacophony: drilling and blasting rock plus a whistle to signify each blast, noise of heavy equipment from concrete trucks to cranes, trucks delivering materials and carrying away refuse, plus the banging and whirring of construction workers operating various tools and machines.

I remember the noise when the building now occupied by Frontrunners and residents in the housing above was constructed. A piledriver operated for hours a day, day after day for weeks: continual bang, bang, bang, bang before the foundation could be completed and the building constructed.

As the City is likely aware, structures at all four corners at the intersection of View and Vancouver streets have required remediation: re-paving asphalt at the north-east corner, for example. The small parking lot at the south-west corner continually shows cracking and sagging despite patching. I understand that much of View St rests above a former stream-bed. Even if that is not the cause, what could this mean for the likelihood of more noisy piledriving if the Starlight/CitySpaces proposal were to proceed? Life would be better without noisy, unnecessary, continuous piledriving

### **large carbon footprint**

The operation of mostly diesel-powered machinery to destroy the current buildings and carbon-absorbing greenery, then to carry away the debris, would inevitably emit tremendous amounts of CO<sub>2</sub>.

After the destruction of buildings, sidewalks, parking lots, and garden plots, similar machinery would then emit enormous amounts of CO<sub>2</sub> in constructing the new development – the buildings proposed plus new concrete sidewalks, planters, etc.

Concrete production ranks as one of the world's top sources of CO<sub>2</sub> emissions. According to Chatham House, it comprises up to 8% of worldwide human-caused emissions of CO<sub>2</sub>.

High CO<sub>2</sub> emissions come from:

1. machines used in mining and transporting the ingredients of concrete
2. machines used in grinding and mixing those ingredients
3. calcination – the essential chemical process to make pre-concrete mix
4. firing kilns that bake it into clinker – an intermediate state
5. machines used in cooling, grinding, and mixing clinker into concrete mix

6. machines used in the final mixing with water, transporting, and pouring.

A known cause of climate change and global warming, industrial CO<sub>2</sub> emissions pose a fundamental threat to the stability and habitability of the global ecosystem. While other gases, such as methane, have greater potency per measure, the enormous and still-growing emission of CO<sub>2</sub> globally remains a top contributor to the global climate emergency. The more heavy equipment used in demolition and construction and the more concrete produced, the worse becomes the global climate crisis. Just so that real-estate investors can get a good return?

### **reduced affordability**

The proposed Harris Green Village redevelopment would work against affordable living in Victoria in a time when consumer inflation and the cost of housing continue to make front-page news.

While the people of Victoria continue to face a housing crisis, supply has been increasing mostly for people of above-average income. Thus, as the supply of housing for that segment of the city grows, the overall problem of lack of supply for people of average and below-average incomes remains acute.

The Starlight/CitySpaces proposal would add to the housing supply. Yet, the total increase in rental housing for people of average and below-average incomes would remain acute – even if a portion of the housing created was targeted specifically to address the demand for truly affordable housing.

The Starlight/CitySpaces proposal would create new commercial spaces. Yet, none of the businesses now operating in the current buildings would operate in the proposed new commercial spaces at the same or lower lease rates.

Even if the new commercial spaces were highly energy efficient, consider it certain that any businesses occupying the new commercial spaces would have to pay higher lease rates than the businesses operating at the same addresses now pay.

Thus, local people intending to continue as customers of London Drugs, Pizza Hut, Market on Yates, Frontrunners, Harris Green Liquor Express, etc. would quite likely face higher prices because the leases paid by those very businesses would have increased, forcing them to extract more profits from doing business with the same local community.

### **total lack of necessity**

All that noise, worsening of the climate crisis, and reduction of affordability to replace one large amount of concrete, metals, and glass – the buildings now in use there – with a larger amount of concrete, metals, and glass – the buildings proposed.

Having lived in the neighbourhood for over a quarter-century, I know that everything on the 900 block of Yates St has character and contributes to the social and economic vivacity of the city. Nothing there requires demolition and replacement. It's all good as-is.

With several high-rises built in the same area in recent years – even under construction now – Victoria has no need for the proposed Starlight/CitySpaces development of the 900 block + 1033-1045 Yates St. Victoria has no need of the on-going, unnecessary noise it would bring, diminishing quality of life in the vicinity day after day from the onset of demolition to the completion of construction. There is no actual need for the massive, on-going CO<sub>2</sub> emissions it would inevitably involve, contributing unnecessarily to the global climate emergency. The proposed redevelopment would ultimately make living here less affordable, too.

Please do not approve that proposal. I oppose it.

Thank you.

- Glenn R Harrington

Victoria, BC, Canada

tel [REDACTED]

**From:** kevin hall [REDACTED]  
**Sent:** Wednesday, May 4, 2022 3:20 PM  
**To:** Charlotte Wain  
**Subject:** 903, 911 & 1045 Yates 910 View and 1205 & 1209 Quadra Development

Charlotte Wain: My name is Kevin Hall and I reside at 110 932 Johnson St. With regard to proposed development and amendments, I am definitely in favor of the proposal. It will bring much needed services and housing to an area in need of improvement and revitalization. Thanks for your time. Kevin Hall [REDACTED]

**From:** Sylvia Haywood-Monk <[REDACTED]>  
**Sent:** Wednesday, May 4, 2022 1:08 PM  
**To:** Charlotte Wain  
**Subject:** 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street

Dear Ms. Wain,

The “It’s Your Neighbourhood” circular was recently delivered. I attempted to follow the instructions to find detailed information and proposed guidelines at [www.victoria.ca/devtracker](http://www.victoria.ca/devtracker). The search for 1045 Yates Street found nothing.

My husband and I live at 1020 View Street and are appalled by the determination of Victoria City Council to bury Harris Green under concrete. The proposal to increase a tower from 20 storeys to 32 storeys is utter madness. Walking around this city, it appears that Starlight Investments has purchased many rental properties and I believe the firm bears a great deal of responsibility for the increase in rents in recent years. We want to see the limit of 20 storeys kept in place.

When Starlight Investments held meetings for the public, we were told that a parking space would be provided for every apartment. Do your proposed changes still include a parking space for every apartment? Furthermore, there has been a suggestion that all traffic (deliveries, removal vehicles and residents’ vehicles) will enter and exit from View Street. Considering that the city makes garbage pick ups for Fort, View and Yates Streets on View Street, traffic will be adversely affected. Will you be putting up yet another traffic light at View and Cook to impede traffic flow?

It is impossible to find a doctor in this city. Where are these new renters supposed to get medical help? Why does the city not support the current taxpaying citizens first? The city is supposed to be in line for a major earthquake. How will emergency services tackle rescuing residents from a 32-storey building? The recent fire on the 10<sup>th</sup> floor of View Towers was, fortunately, possible for the Fire Service to handle. What about a fire on the 30<sup>th</sup> floor of a building? Elevators would be shut down. How are Fire Fighters supposed to get their equipment up to the 30<sup>th</sup> floor? In case of fire, should residents jump?!

The Helps led city council has destroyed the charm of downtown Victoria without maintaining infrastructure. Turning the city into mini-Vancouver is criminal. It is also extremely short-sighted. The quality of life for those living downtown has deteriorated over the last eight years. Unfortunately, the current housing market makes a lateral move far too costly once one factors in real estate fees, legal fees, moving costs, etc.

In recent years, towers have been built on Cook, near Pandora. More towers are being constructed on the 1000 block of Johnson and will be constructed on the 1000 block of Yates, towers have been built on the 900 block of Yates and the 800 block of Yates, as well as the 1000 block of View with another proposed for the 1000 block of Fort. The Capitol 6 Cinema is supposed to be torn down for another tower. This is only a fraction of the construction going on with more on Cook Street at Johnson, on Meares, and proposed for the corner of Vancouver and View Streets. Where are all these people coming from? Will any of them be able to afford to live here? A handful of “affordable” units – whatever that is supposed to mean – will make next to no difference.

Please limit the height of these buildings and stop the destruction of the Harris Green neighbourhood and of downtown Victoria.

Sylvia & Harry Haywood-Monk  
1001-1020 View Street  
Victoria, B.C.

**From:** Scott Spanier [REDACTED]  
**Sent:** Wednesday, May 4, 2022 1:38 PM  
**To:** Charlotte Wain  
**Subject:** Refining number REZ00730

Hi Charlotte,

I received a not asking for feedback on the proposed development of Yates and view/quadra street for the purpose of residential apartments.

I fully support these proposed amendments as there is a severe lack of housing in Victoria and the city could benefit greatly from expanding east.

I believe a substantial portion of these apartments should be required to be rental units. Additionally, units listed for sale should not being allowed to be purchased as investment properties.

The current market is sky rocketing as a result of excessive investment property purchases and is restricting the ability of university graduates to stay in Victoria for work, causing them to move up island/to the mainland to regions that are more affordable.

As someone who works in real estate software and talks with property managers, real estate agents, and institutional investors regularly, I feel as though I have a strong insight into the situation and am passionate about ensuring Victoria continues to grow in a sustainable fashion.

Thanks,  
Scott Spanier

--

**Scott Spanier**

Entrepreneur | BDR @[LetHub](#)

BCom Graduate | University of Victoria

Website: <https://www.scottspanier.ca/> | Mobile: [REDACTED]



**From:** Courtenay Skipsey [REDACTED]  
**Sent:** Friday, May 6, 2022 12:58 PM  
**To:** Charlotte Wain  
**Subject:** REZ00730

Hello Charlotte,

We received an It's Your Neighbourhood letter regarding the Starlight Development proposed for 903, 911, & 1045 Yates Street, 910 View Street, and 1205 & 1209 Quadra Street.

The overall plan looks like an improvement to the Harris Green neighborhood but currently the proposal is that all 1500 residential units would be for rental only. A community functions better when there is a mix of incomes as well as options for home ownership.

My concern is that the development is oversaturating the Harris Green neighbourhood with rentals and in turn not offering a good community balance between renters and owners and renters with aspirations of eventual homeownership.

Kind regards,

Courtenay Skipsey | Regional Property Manager | Victoria BC  
MACDONALD COMMERCIAL REAL ESTATE SERVICES LTD.  
Commercial Sales | Leasing | Property Management | Strata Management | Member of *CORFAC* International  
1827 West 5<sup>th</sup> Avenue, Vancouver, BC V6J 1P5  
direct: [REDACTED] | office: [REDACTED] | fax: [REDACTED]  
[REDACTED] | [www.macdonaldpm.com](http://www.macdonaldpm.com)

STATEMENT OF CONFIDENTIALITY — The information contained in this email message and any attachments may be confidential and legally privileged and is intended for the use of the addressee(s) only. If this message is received in error, please notify the sender immediately and delete any electronic or hard copies. *Please consider the environment before printing this e-mail.*

**From:** Jim Young [REDACTED]  
**Sent:** Friday, May 6, 2022 5:17 PM  
**To:** Charlotte Wain  
**Subject:** proposed redevelopment of Harris Green Village

Hello Charlotte Wain.

I oppose the Starlight Developments/City Spaces plan to redevelop Harris Green Village (900 Block + 1033-1045 Yates St) on three bases:

- enduring noise pollution
- large carbon footprint
- reduced affordability.

These compound the total non-necessity of what Starlight Developments/City Spaces propose.

I live and work in the vicinity.

I have reviewed the proposal and repeatedly concluded that any thoughtful, community-minded, conscientious person would oppose it. Only people who want to make quick money from investing in real estate, and who do not reflect with a wholistic perspective, would like it.

#### **enduring noise pollution**

The proposal requires the completely unnecessary demolition of all existing buildings on the 900 Block of Yates St, including those occupied by London Drugs, Pizza Hut, Bosely's pet supplies, Market on Yates, Pewter Graphics, Frontrunners, and Harris Green Liquor Express, plus, on the next block, the car dealership facing Cook St. These buildings as a group do not, to my knowledge, warrant demolition because of any lack of safe functionality.

Lasting many months, the demolitions would inevitably involve ongoing noise: from the break-up of concrete, metal, and glass to the ripping-up of asphalt and the removal of trees and bushes. Moreover, the ongoing operation of heavy equipment – from jackhammers to dump trucks – would create a most unwelcome cacophony day after day for far too long.

After the noise of all that unnecessary destruction, the planned construction would involve its own cacophony: drilling and blasting rock plus a whistle to signify each blast, noise of heavy equipment from concrete trucks to cranes, trucks delivering materials and carrying away refuse, plus the banging and whirring of construction workers operating various tools and machines.

As the City is likely aware, structures at all four corners at the intersection of View and Vancouver streets have required remediation: re-paving asphalt at the north-east corner, for example. The small parking lot at the south-west corner continually shows cracking and sagging despite patching. I understand that much of View St rests above a former stream-bed. Even if that is not the cause, what could this mean for the likelihood of noisy piledriving if the Starlight/CitySpaces proposal were to proceed? Life would be better without noisy, unnecessary, continuous piledriving.

#### **large carbon footprint**

The operation of mostly diesel-powered machinery to destroy the current buildings and carbon-absorbing greenery, then to carry away the debris, would inevitably emit tremendous amounts of CO<sub>2</sub>.

After the destruction of buildings, sidewalks, parking lots, and garden plots, similar machinery would then emit enormous amounts of CO<sub>2</sub> in constructing the new development – the buildings proposed plus new concrete sidewalks, planters, etc.

Concrete production ranks as one of the world's top sources of CO<sub>2</sub> emissions. According to Chatham House, it comprises up to 8% of worldwide human-caused emissions of CO<sub>2</sub>.

High CO<sub>2</sub> emissions come from:

1. machines used in mining and transporting the ingredients of concrete
2. machines used in grinding and mixing those ingredients
3. calcination – the essential chemical process to make pre-concrete mix
4. firing kilns that bake it into clinker – an intermediate state
5. machines used in cooling, grinding, and mixing clinker into concrete mix
6. machines used in the final mixing with water, transporting, and pouring.

A known cause of climate change and global warming, industrial CO<sub>2</sub> emissions pose a fundamental threat to the stability and habitability of the global ecosystem. While other gases, such as methane, have greater potency per measure, the enormous and still-growing emission of CO<sub>2</sub> globally remains a top contributor to the global climate emergency. The more heavy equipment used in demolition and construction and the more concrete produced, the worse becomes the global climate crisis. Just so that real-estate investors can get a good return?

### **reduced affordability**

The proposed Harris Green Village redevelopment would work against affordable living in Victoria in a time when consumer inflation and the cost of housing continue to make front-page news.

While the people of Victoria continue to face a housing crisis, supply has been increasing mostly for people of above-average income. Thus, as the supply of housing for that segment of the city grows, the overall problem of lack of supply for people of average and below-average incomes remains acute.

The Starlight/CitySpaces proposal would add to the housing supply. Yet, the total increase in rental housing for people of average and below-average incomes would remain acute – even if a portion of the housing created was targeted specifically to address the demand for truly affordable housing.

The Starlight/CitySpaces proposal would create new commercial spaces. Yet, none of the businesses now operating in the current buildings would operate in the proposed new commercial spaces at the same or lower lease rates.

Even if the new commercial spaces were highly energy efficient, consider it certain that any businesses occupying the new commercial spaces would have to pay higher lease rates than the businesses operating at the same addresses now pay.

Thus, local people intending to continue as customers of London Drugs, Pizza Hut, Market on Yates, Frontrunners, Harris Green Liquor Express, etc. would quite likely face higher prices because the leases paid by those very business would have increased, forcing them to extract more profits from doing business with the same local community.

### **total lack of necessity**

All that noise, worsening of the climate crisis, and reduction of affordability to replace one large amount of concrete, metals, and glass – the buildings now in use there – with a larger amount of concrete, metals, and glass – the buildings proposed.

Everything on the 900 block of Yates St has character and contributes to the social and economic vivacity of the city. Nothing there requires demolition and replacement. It's all good as-is.

With several high-rises built in the same area in recent years – even under construction now – Victoria has no need for the proposed Starlight/CitySpaces development of the 900 block + 1033-1045 Yates St. Victoria has no need of the on-going, unnecessary noise it would bring, diminishing quality of life in the vicinity day after day from the onset of demolition to the completion of construction. There is no actual need for the massive, on-going CO<sub>2</sub> emissions it would inevitably involve, contributing unnecessarily to the global climate emergency. The proposed redevelopment would ultimately make living here less affordable, too.

Please do not approve that proposal. I join countless others in opposing it.

Thank you.

- James Young

Victoria, BC  
tel [REDACTED]

**From:** trevorw [REDACTED]  
**Sent:** Friday, May 6, 2022 4:34 PM  
**To:** Charlotte Wain  
**Cc:** Alex Ronay  
**Subject:** 900 block of Yates Street

Charlotte Wain,  
Senior-Planner - Urban Design  
City Hall.

Dear Ms Wain:

I have been invited by the "It's Your Neighbourhood" leaflet to comment on the proposed bylaw changes to the 900 block of Yates Street (my comments apply to the latter and are not meant to address the changes proposed for 1045 Yates.)

I live on the 15th floor of the Regents Park at 1020 View Street, with a southerly and south-westerly view. When I look out of my south-west window, I see the View Towers building, which has, I believe, 17 storeys. I ask you and the council to use your imaginations. If I, on the 15th floor, look out at a 17-storey-high building, and THEN imagine what the skyline would look like if ANOTHER View Towers were added on top of the present View Towers, I conclude that such a development would be truly eye-popping. And appalling.

My objection is based purely on aesthetic grounds. Such a development would be an eye-sore and out of sync with all the other high-rise buildings in the city. (After the recent fire in the View Towers, I would also add the problem of safety to my objection.)

One further consideration: how will the proposed development help the problem of homelessness in this city? Hardly at all, I have to suppose, since the rents at similar recent developments are astronomical from the point of view of a person without a home.

Thank you.

Yours sincerely,

Trevor L. Williams  
1501-1020 View St  
V8V 4Y4

P: [REDACTED]

**From:** Gregory Owens [REDACTED]  
**Sent:** Saturday, May 7, 2022 8:50 AM  
**To:** Charlotte Wain  
**Subject:** 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street

Hi,

I'm commenting on the proposed changes to bylaw changes to 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street. I am a home owner in the North Park neighbourhood of Victoria. I fully support adding increased density to this site. There is a severe housing shortage so adding housing is incredibly important. Additionally, this site is both very walkable and is close to major public transit lines.

This sort of development is needed and I fully support it.

Thank you,  
Greg Owens

**From:** Garry Minsky [REDACTED]  
**Sent:** Monday, May 9, 2022 3:11 PM  
**To:** Charlotte Wain  
**Subject:** 903-1045 Yates/view st & 1205 quadra st proposed projects

Hi.... Our first concern is that a fence needs to be put up around Harris Ford on Yates/cook st as we have watched the homeless start setting up camps the last few nights.

Also we are concerned re the height of the new condos of 32 stories as most of the condos in the area are under 22 to 25 .... The height bylaw should not be amended to allow this height as we feel it will dominate the other condos and take away from the community atmosphere ., plus we are concerned that this height will block the light coming into our condo allowing less blue sky and light in.

Also do we know the timelines of when this project will start and date of completion? We hope you take our concerns to the planner and look forward to a response.

Thank you

Garry Minsky and Etta Telford  
819-1029 View st

Sent from my iPhone

**From:** Scott Shepherd [REDACTED]  
**Sent:** Tuesday, May 10, 2022 2:59 AM  
**To:** Charlotte Wain  
**Subject:** Bylaw Amendment 900 Block of Yates

Good morning

I live in downtown Victoria, really close to where those 3 towers on the 900 block of Yates are proposed. I support densification. Yes please, build the future!

Thanks,

Scott Shepherd

**From:** John Agar [REDACTED]  
**Sent:** Wednesday, May 11, 2022 11:37 AM  
**To:** Charlotte Wain  
**Subject:** 900 Block Yates Street and 1045 Yates, 910 View and 1205-1209 Quadra Development Proposal

Dear Charlotte Wain,

I am responding to your notice of proposed changes to the zoning and Official Community Plan Bylaw for the above referenced development.

I understand and generally support the need for urban renewal and increased density in downtown Victoria. However, I along with many of my neighbours, find this proposal excessive. The precedent of the proposed 32 storey building plus the adjacent 20 storey structures in downtown Victoria will irrevocably alter the character and functionality of our City. This proposal is incompatible with Victoria's transportation infrastructure. In order to move forward with this degree of densification, Victoria first needs a modern and efficient public transit system, not more underground parking stalls in an already overloaded street network. Car share programs and extra bicycle lanes will not be sufficient to address this degree of increased traffic congestion.

I truly hope that both City Council and the Planning Department will carefully consider the consequences of approving this and other similar development proposals that will likely follow without first addressing the infrastructure requirements of a "Big City" downtown core.

Sincerely,

John Agar  
1033 Cook Street  
Victoria V8V 0E1



**From:** Kendall Harris [REDACTED]  
**Sent:** Wednesday, May 11, 2022 3:18 PM  
**To:** Charlotte Wain  
**Subject:** Feedback on proposed 3 tall towers 900 block Yates

Hello Ms Wain,

I live on the 18th floor of Vivid at the Yates, and read closely the proposal for the 3 tall towers on the City of Victoria website.

I strongly feel that the proposed heights are WAY too high for the city and especially due to their proximity to so many residential towers which will be adversely affected by the heights, which at up to 32 stories, and 28 and 29, are WAY too high and will not only be blocking the current water and green views we enjoy, but will also block the sky views and cast long shadows.

I think the current height of 20 stories (which the proposed amendment is trying to increase to 32) is enough, 20 stories is high enough. Our building and the Yates on Yates across from us, also built by Chard and for which we have all paid a lot of money, are 20 stories. The proposal to increase the 3 new towers from 20 stories to 32 stories (or as it looks like in the online plan, 28, 29, and 30) should be denied.

Please for the sake of homeowners, deny the request to increase the height to an INSANELY high height, as it is so close to so many shorter residential towers full of property tax-paying owners.

The developer of these rental towers is just seeking to increase their monthly income and not thinking of we owners whom they sold condos with views we never guessed might be married by 32 story towers so near!

I think 20 stories on 3 towers is more than enough rental income for the developer. Please deny their request to build higher.

Thank you,  
Kendall Harris  
Cell [REDACTED]  
Apt 1805 - 845 Johnson St  
Vivid at the Yates

--

Sent from Gmail Mobile

**From:** Maria Iankilevitch [REDACTED]  
**Sent:** Thursday, May 12, 2022 3:39 PM  
**To:** Charlotte Wain  
**Subject:** Feedback about Neighbourhood Development

Hello Charlotte,

I spoke with you a few minutes ago about the development at 911 Yates Street. I'm at 989 Johnson Street (3rd floor). Thanks so much for taking the time to take my call. I just looked at the plans and, according to the schematics, tower 32 would directly block my view. The park is off to the side in front of a building that looks quite run down.

Thanks for taking down my feedback and passing it on along with other residents' comments.

Best,  
Maria

**From:** Barb Racey [REDACTED]  
**Sent:** Saturday, May 14, 2022 12:00 PM  
**To:** Charlotte Wain  
**Cc:** Barb Racey  
**Subject:** changes to 903,911 & 1045 Yates St, 910 View St 7 1205 & 1209 quadra/

Good day Charlotte

As an owner in the direct vicinity of this proposal, I too object to a 20 story high density proposal. Our neighbourhood is just starting to look and feel like a wonderful village and with the beginning of a build of 20 stories, a new precedent will be set and it's not an agreeable look. I purchased in the area based on the current builds and to see there could be high towers, it's alarming to me as this will set the tone for more builds and create a dark shadowed environment for all of us who have spent time and money to be in the current dynamic of this beautiful city. This project directly affects my unit which will affect the amount of light I get as well as the many other owners in my building facing south. Why does this development have to be 20 stories?

Please keep the height of all New builds down!!!

~ barb racey  
413-989- Johnson St i

**From:** Benjamin Lim [REDACTED]  
**Sent:** Sunday, May 15, 2022 7:38 AM  
**To:** Charlotte Wain  
**Subject:** Rezoning proposal REZ00730  
**Attachments:** 20220515\_073625.jpg

Hi Charlotte,

I'm a resident on 819 Yates Street. I received a letter regarding the rezoning proposal in the yates, quadra and view street area, and would like to provide my feedback.

I think this is an excellent proposal because it provides much needed housing supply in the area through densification. There is a lack of sufficient housing supply in the area, and housing prices / rents are high.

Secondly, I think it revitalizes the core downtown area with the mixed used commercial and community spaces. The area has long suffered from a homeless population. A number of people, including myself, feel unsafe walking home at night. I've had a situation where my female friend was followed to her doorstep by a homeless person. I myself have been chased, shouted at, and been witness to significant drug activity in the area from the homeless population. The presence of this mixed used areas will help bring additional a safer overall downtown zone.

The concern though I have is that the housing supply is only for rental purposes. Residents need to be able to purchase housing in order to feel a sense of belonging and community to the area. Rental housing is a stop gap measure for solving a long term housing need. Have a large amount of residential units in the area would alleviate a housing crisis facing the region. If proper rezoning is implemented to facilitate an increase in supply, commercial sensibilities on the developers' ends would allow housing prices to adjust towards affordability. A 'rental only' residential area seems to reduce flexibility and may be unnecessary to address the long term housing issue.

Additionally, an area to consider with the increased densification is the provision of proper infrastructure / amenities. One in particular is public transit. Making the area as walking friendly, or public transit friendly as possible will help to reduce the congestion in the area.

I am very supportive of the proposal. In fact, I wish this would have been done years earlier. Thanks for sending this letter and collecting feedback. Really appreciate it.

Best,  
Ben

**From:** Brianna A [REDACTED]  
**Sent:** Monday, May 16, 2022 7:33 PM  
**To:** Charlotte Wain  
**Subject:** 900 Block Yates/1045 Yates

Hello,

I live at 819 Yates St. Thank you for sending me a notice about this proposed development.

I like many aspects of the proposal, including the public park, avoidance of inactive street frontages, design and lighting elements (love things like green walls, wood elements, interesting lighting in outdoor space).

I think it's very important that large format retail spaces be retained in this area (e.g. space for grocery store), given the lack of downtown grocery stores. I was happy to see an emphasis on large format retail spaces in the proposal.

Thanks!

Brianna

**From:** Farhang Jalilian [REDACTED]  
**Sent:** Monday, May 16, 2022 7:55 PM  
**To:** Charlotte Wain  
**Subject:** RE: 903/911/1045 Yates

Hi Charlotte,

I am a resident and an owner of a unit at 845 Yates and heard about the proposal for high rise buildings on Yates St in Victoria.

I work as an electrical/computer engineer.

I am not a subject matter expert but here goes my opinion:

I understand that increasing the density as a way to battle the availability issues in Victoria.

However, I personally think the expansion of the proposal from 20 to 32 stories is significantly incompatible with the look and feel of this part of the City of Victoria, and will be not very fitting.

We don't have infrastructure here to support such an increase in number of people in such a dense area, parking is already a problem. Additionally the land stability for a building that high isn't quite proven.

I support the original scope where the developer would build 20 story building.

On another note, the building would shade our building at 845 Yates, which will have its negative effect on our living space. We currently have morning light and that would be gone.

Thanks for considering my feedback as resident.

Farhang Jalilian

**From:** Erica Vanbriel [REDACTED]  
**Sent:** Tuesday, May 17, 2022 1:35 PM  
**To:** Charlotte Wain  
**Subject:** Towers higher then 20 floors

Hello,

Hereby I'd like to let you know I strongly oppose to the extra 10 floors per tower being requested by chard for the buildings on 903, 911 and 1045 yates.

Anything higher then 20 will not only cause extremely long shadows taking any sunlight and even sky view away from many many surrounding buildings, including ours ( vivid and Yates on Yates).

It's already taken any green and water views away, 10 floors extra will take precious light away.

Also the increase of population in such a small area is not sustainable and very concerning.

This can not be accepted whatsoever!

Thank you for passing this on to who it may concern!!

[REDACTED]  
Erica

Sent from my iPhone





**From:** Jay Gysler [REDACTED]  
**Sent:** Tuesday, May 17, 2022 7:01 PM  
**To:** Charlotte Wain  
**Subject:** Please, no to the extra floors...

We live in VIVID at The Yates and the extra floors in that new building will block out a huge amount of our sun and view.

Sent from my iPhone

**From:** Trina Sims [REDACTED]  
**Sent:** Tuesday, May 17, 2022 7:58 PM  
**To:** Charlotte Wain  
**Subject:** It's your Neighbourhood

Charlotte Wain, Senior Planner-Urban Design

Re: "It's Your Neighbourhood"  
1045 Yates & 900 Block Yates

For the proposed amendment for construction of the mixed use development at these sites, I am firmly opposed to this.

My reasons for this are that this is a total change in zoning which will impact all of the existing resident neighbours. While I am in favour of development, I unequivocally believe it should fall within the guidelines that are in place under current zoning regulations. By changing the zoning, the density will be greatly increased in this area, affecting all who live here. Shading and shadows will be changed with the increased height and the density of population will be greatly increased. One area in the city should not be singled out to take a total change of zoning and density. Developments in the area have "played by the rules" of zoning and have been built with diversity and have all added to a vibrant area to live in. One development should not be allowed to change aspect of the area to suit itself. If the developers entered into an agreement of land cost being too high for this project to work under current zoning, it should not be the burden of all the residents in the area to take on their inability to plan. Should the city proceed with this proposal, then compensation should be awarded to all property owners that are within a two block radius of this development as it affects all who live here.

Sincerely,  
Trina Sims  
[1413-989 Johnson St.](#)  
[Victoria, BC](#)

**From:** Doug Thoms [REDACTED]  
**Sent:** Thursday, May 19, 2022 12:44 PM  
**To:** Charlotte Wain  
**Subject:** Development support

Hello,

I am writing in support of the development proposed for 903,911 and 1145 Yates St.

We live close by in one of the other new additions to the neighborhood, 989 Johnson St. so we are especially excited by the plans for the 900 block. Although the existing plaza houses several significant and valued amenities, it is a decidedly unlovely space dominated by parking. The public park proposed will be a vast improvement and features like the dog park, green space and play area will be welcome additions to our neighborhood. This redevelopment proposal along with the wonderful new bicycle infrastructure were among the reasons we decided to live here.

We feel that Victoria is poised to become a spectacular world class city and we look forward to watching it happen!

Sincerely,

Doug Thoms

**From:** Sean Lanman [REDACTED]  
**Sent:** Thursday, May 19, 2022 4:47 PM  
**To:** Charlotte Wain  
**Subject:** HARRIS GREEN VILLAGE - STARLIGHT INVESTMENTS - COMMENTS AND CONCERNS  
**Attachments:** 2022 05 18 HARRIS GREEN VILLAGE.pdf

Hi Charlotte:

Thankyou for the notice of April 22<sup>nd</sup> asking for our feedback to the above noted project proposal.

I have attached my missive as a pdf with this email.

The greatest threat to democracy is when the citizens are not heard. And the greatest hurt to the citizens is when they feel that they are not heard.

Hopefully this will allow me to be heard. The concerns expressed in this writing are presented in the spirit of dialogue, where, if we can express what is most concerning to us then maybe, together, we can build a better city.

Sincerely  
Patrick Lanman

18 May, 2022

**Charlotte Wain**

Senior Planner - Urban Design  
The City Of Victoria

Dear Charlotte:

With regard to the Starlight Investment proposal for 900 and 1045 Yates Street, known as Harris Green Village, in this letter are my comments and concerns.

I am a resident owner in the Regents Park condominiums. These condominiums are located in two towers at 1010 and 1020 View Street. I have been for the past 10 years and continue to be, the President of the Regents Park Strata Council, STRATA PLAN VIS2133. In this position I have an interested view and encompassing understanding of the development, changes and challenges in the neighbourhood of our strata. I am currently in discussion with Andrew Browne of Starlight regarding impact and considerations between our strata and their development of the 1045 Yates property,

The observations and opinions expressed here are my own, drawn from my experience and observations and not in any way intended to be representative of or speaking for the owners in this strata plan. I am fully aware that there may well be differing priorities and opinions.

**VEHICLE PARKING AND ACCESS**

A main concern I have is residential vehicle parking for the Starlight development and the other new developments along View Street. Access to the Starlight properties will be on View Street for both residential and commercial vehicles.

Regents Park has 202 residences with 202 owner parking spaces. As well, there are 10 visitor parking stalls on the View Street side of the building. We are adequate for vehicle parking. What we are witnessing, though is constant trespassing on our property by visitors and residents of the Jukebox taking up our parking spaces as well as those accessing business in the Jukebox. This is a constant and ongoing problem. We are also aware that, if a resident in the Jukebox wishes to purchase a parking stall in that building, the cost is around \$40,000. The on street parking is usually full, especially overnight.

Of the 202 parking stalls in Regents Park, there is a constant call for parking stalls for rent by residents. The reality is that, even with a full complement of stalls for suites, there is not enough parking to supply demand. We have, as well, a large number of bike stalls and face a constant request for more. As our buildings were completed thirty years ago, we are limited to the space we have.

I will not digress to speculation of the City's desire to eliminate motor vehicle use in the City, but will answer the motive for this in terms of 'saving the environment' with the counter that the amount of concrete being poured on our streets and into new development as well as the removal of mature trees from city streets more than makes up for any environmental concern vis a vis motor vehicles, which are, we must remember, already here and in use. There, I digressed.

In the 1000 block of View Street, the 1045 Yates building will have a total of 518 suites with 273 residential parking spaces. The MOD building, formerly the Pluto's site at Cook and View, will have a total of 129 suites with 41 parking spaces. The Jukebox has a total of 229 suites with 130 parking stalls. At the south west corner of View and Vancouver, Mr. McCall is considering erecting another property on the vacant lot. The number of units and vehicle spaces for this development is unknown at this time.

If we are to take the number of suites as above that do not have access to vehicle parking, we can assume that some of these will possess vehicles. So, let's be conservative and run some numbers. There are a total of 876 suites when combining 1075 Yates, the MOD and the Jukebox. There are, for these three buildings a total of 444 parking spaces or roughly 50% parking available. Now, let's take 20% of these as

being residents who own vehicles but have no parking. (I am using 20% as, in some suites, as we find in Regents Park, there may be more than one resident with a vehicle. ) What we end up with is (rounded) 88 vehicles looking for a parking spot. The 1000 block of View cannot handle this.

The 900 block will have it's own demands from 900 Yates, the proposed development on the south west corner of View and Vancouver and the proposed development at 937 View which has 266 suites with NO parking allowance.

It is thought/wished/hoped by the City that bicycles will take over from much vehicle use. We must realize that greater distances than can be accessed by bikes are the norm in transportation in and around Victoria. This biking concept works fine within the confines of the city, on a non-rainy day, in the daylight.

It is suggested that public transit will take some of the burden as will ride-sharing, taxis etc. But we are way behind the times in public transit. It is not convenient and relatively expensive for, say a mom dad and child to catch the bus to Mayfair to go shopping. Options are curtailed. It is inconvenient to say the least.

Let's not even consider so-called 'free transit'. There is no such thing. Guess who has to pay. If not the municipal taxpayer, then the provincial taxpayer, and, if not, the federal taxpayer. And who are these municipal, provincial and federal taxpayers? Why, us, of course.

People own and use vehicles because they make sense in this vast land. They are convenient, private and always there, whenever needed for whatever reason. This is a reality that must be recognized when approving projects such as these.

Approving or requiring only 50% parking has one other harmful side-effect. It allows those with the funds (and vehicles) to afford secured parking. Those who cannot, go without. And the developers, offering only half of the necessary parking stalls reap the benefit of grossly overcharging for a stall. Of course they are fine with this silly City of Victoria requirement.

What is the harm with requiring 100% parking? Is it shown to encourage vehicle ownership? It surely will not negatively impact the bottom line for developers. They, of course, will merely tack on any extra costs to the suite price or rental fee. Should the parking spaces not be in use they can be used temporarily for storage or some such. Developments never have enough room.

Providing parking for commercial access to businesses on the 1045 site will prove challenging. Even now with underground parking at London Drugs, this goes, for the most part un-accessed. People prefer the more convenient and easily accessible outside parking. What will be seen in this new development is any and all surface parking spaces being taken up through the day by those going to London Drugs and such. Things will be tight and the access traffic on View will be ridiculous.

Vehicle access on View Street is a major concern. It is noted that all vehicle access to this and the MOD development will be via View Street. Why is there not consideration of access from Yates or Cook? On Yates Street access already exists for 1030 Yates, so such can be accommodated. Cook Street, it is understood, has witnessed an incredible increase in traffic since the poorly designed changes to Vancouver street to accommodate bicycle lanes. Again, in all of this, cars aren't going anywhere, much to the City's chagrin. And, unless the City looks seriously and realistically at the traffic flows in this area, cars will not be going anywhere, literally.

With the increased traffic flow on View Street it will be difficult for emergency and other vehicles to navigate the street. Has there been any study or consideration to emergency vehicle access to and parking at 1045 Yates Street and across the street at the MOD? It looks quite tight on paper. Not to mention the larger commercial vehicles which will access these sites to serve the proposed relocation of London Drugs and the Market.

View Street is quite narrow, and any expansion of it to allow expanded movement of vehicles would require widening by means of parking space removal. This is a no-go scenario considering the reality of vehicle use and parking demands which will surely arise.

### **THE 900 BLOCK TOWERS**

I have concerns regarding the proposed building heights on the 900 block site. Is it necessary for the City to allow 28, 29 and 32 storey towers in this area? If so, this will be the precedent set for future development.

I understand the concept that, to achieve density, build up. But how much density does the City wish to achieve? There is much talk about the need for rental space in the City. Is this current rental space or future, predicted rental space? Are we building to attract even more people to the City, people who will then face, most likely, unsustainable rental increases? Victoria is already an expensive city to live in. Do we believe that by building and densifying to these heights, costs, rents and prices will go down?

32 storeys. Has anyone from developer to city planning and engineering studied what may happen should an earthquake occur? Is that in the realm of the possible? It should be. In the event of an emergency access to and egress from such a structure is a cause for concern.

What does such a monstrous development do to the character of what, was once, Harris Green. Oh yes, they will add a 1/2 acre open space for use. Wow.

### **THE PODIUMS - GREEN IF YOU'RE FLYING OVER**

The one thing that really bothers me is calling this project Harris Green Village. Where is the green at the street level? A 10' strip of grass and some immature trees along the City owned boulevards? Most all the green space is found on 2 to 3 storey podiums above the street level. So, I guess it looks green and inviting when flying over. But, here, in the neighbourhood at ground level, not so much.

There seems to be a need to build everything out to the street. No breathing space. Everything is concrete and facade. On one hand, the City Council is determined to remove vehicular traffic from the city, in the name of the environment, yet allow developers to build out the streets adding concrete everywhere. Does the City or developers realize the damage to the environment done by this practice?

### **INFRASTRUCTURE**

The planned significant change to the Harris Green neighbourhood, particularly in the rectangular area within Cook Street to Quadra Street and Fort Street to Johnson Street and east of Cook along the north side of Yates, will pose serious pressure on the existing infrastructure. Have the City and developers prepared for this concern and its impact on the neighbourhood? Are the electrical, sewer, lighting and other services able to support this increase in demand or will they need upgrades to do so?

The human element in this regard cannot be ignored. With the influx of thousands of persons will there be services adequate to their needs provided in or near to this area? Of primary concern would be access to medical services, in particular, doctors. Is there consideration being given to this critical requirement? This is a provincial matter, however, one would expect that the proponents of these changes would have the presence of mind to address these concerns with the province as a matter of due diligence.

An interesting note regarding infrastructure is the reveal in the letter of February 11, 2022 to Mayor Lisa Helps & Members of Council, page 4, item Q, the following:

“Secured by legal obligation to provide the design and installation of a two-way protected bike lane along Yates Street as part of Phase Two of the project.”

Since when does a private developer be retained to provide bike lanes on a City Street and incorporate such a development in a project proposal when the bike lanes in question have yet to be presented to or discussed with the tax paying residents and owners in the City, especially those tax-payers in the adjacent areas? Where does this protected bike lane begin and end? Why is a developer tasked with providing it?

Has the City done any study or needs assessment in this regard? Personally, I live along this route and have a daily view of Yates Street from my window. There is no need for a protected two way bike lane along this artery, nor will there be, once this project is complete, unless the City figures that bike riders will be traversing in great numbers the 1/2 block from phase one to phase two of the development. For clarity in this regard, the City should have a long look at the bike traffic currently on Yates, as well as on Fort Street, Johnson Street and Vancouver Street. None of those streets merit protected bike lanes to deal with the numbers of cyclists using them. The disruption to vehicular traffic, though is much greater and more disturbing in its effect. But, I suppose reality will be trumped by ideology and we'll see more, expensive bike lanes built to satisfy a small portion of the populace, more concrete added and more frustration by the general population ignored.

## **IN CONCLUSION**

I am a resident of Regents Park, long the largest development in Harris Green, built at a time when better minds found it important to include green spaces at ground level for all to see and, in many ways, enjoy. That allowed for an 11 storey and a 17 storey tower in a park like setting with enough amenities and parking so as not to be a burden on the neighbourhood. Sadly, the current building practice is alarming in it's scope for how it will affect, crowd and dehumanize what could be a wonderful place to live.

Victoria and Vancouver are different cities. For my three generations of living in this city, and for the five generations of my family living in Vancouver, this difference is real and palpable. For generations, Victoria was proud that it was not Vancouver. It was a green, garden rich and tree-lined, quiet place by the sea. This made Victoria the choice, the dream for people to move to from everywhere.

Victoria is a world city. People from everywhere know and, until now, have been envious of those privileged to live here. But, with this type of building, this densification, sadly, we are becoming a pale copy of Vancouver. We are in danger of destroying the one piece of paradise left in Canada. Does anyone in a position of determining the future of this city understand its place in Canada, or for that matter, in the world?

What must occur is a viewpoint taken not only, simply with regard to this one development, rather as a part of a greater whole including proposed and approved development in the adjacent properties and blocks, especially when considering the challenges of access, parking and services.




I am not naive enough to think that my comments and concerns will cause the City to not approve this development. Nor is it my intention to not allow it to proceed. My wish is to make the City and by extension, Starlight Investments and other developers aware of what I and many of my contemporaries, persons who live here in the vicinity, are concerned about. Perhaps, at best, it will serve as a pause for consideration, discussion and possibly change in the approach to development in the City and especially in Harris Green. We have a heritage, a certain serenity of lifestyle and a garden paradise to protect. Concrete, steel and towers can be erected anywhere.

Do we have to approve this development as it is? Does an investment firm from Toronto need a waiver from the city in order to develop here to such heights and density? This is Victoria. The one place in the country where a council can say no. We don't need to bend to developers' wishes. If they choose not to build here (which they will never do, believe me) then some one else will. That's a fact. So can we try to keep some semblance of Victoria as it is without unnecessary density and height.

Please, at least, listen.

Sincerely

A handwritten signature in blue ink, appearing to be 'Patrick Lanman', written over a large, light blue circular scribble.

Patrick Lanman  
603 1020 View Street  
Victoria BC V8V 4Y4

**From:** E Johnson [REDACTED]  
**Sent:** Friday, May 20, 2022 4:00 PM  
**To:** Chelsea Medd; Charlotte Wain  
**Subject:** 900 Block Yates changes of 20 to 32 floors!!!

Hello,

As an owner of 2 condo units within a block of 900 Yates Street, I am OPPOSED to the amendment requesting the storeys be increased from 20 storeys up to 32 storeys!

My sunrise view, as an owner of a ninth floor unit on 845 Yates Street (The Wave), will be obstructed by a towering 20 storey building. However, 32 storeys is ridiculous! The shadow cast by 32 stories will affect most of Yates and View Street area all day.

The plan is incongruous compared to other buildings in the area. 20 stories will be already be a huge amount of density added.

**Please do not allow 32 storeys.**

Sincerely,

Elisabeth Johnson

911-845 Yates Street  
and  
605-860 View Street

**From:** Monica Palcic <[REDACTED]>  
**Sent:** Saturday, May 21, 2022 6:03 PM  
**To:** Charlotte Wain  
**Subject:** Opposed to REZ00730

Regarding Rezoning number REZ00730. I am strongly opposed to the 28, 29 and 32 story towers that are being proposed for the development in the 900 block of Yates Street. These heights exceed ALL buildings in Victoria, they are totally unwarranted and would set a bad precedent for future development in the area and for all of Victoria. While recognizing the need for additional affordable rental housing, the approval of such excessively tall structures will forever change the character of downtown Victoria and Harris Green areas. Page 145 of the master plan of the development shows how these towers dwarf all other buildings in the area.

I am in favor of buildings that are of comparable height to others in the area.

Monica Palcic (co-owner)  
#611- 845 Yates Street

**From:** Ole Hindsgaul [REDACTED]  
**Sent:** Saturday, May 21, 2022 10:00 AM  
**To:** Charlotte Wain  
**Subject:** Rezoning number REZ00730 Yates

To Charlotte Wain, Senior Planner-Urban Design

The proposal to put up 3 towers 28, 29 and 32 stories in the 900 block of Yates borders on the outrageous. These would be 10 stories higher than anything else in the downtown area. It would be completely unsightly, and make a mockery of the Victoria zoning plan.

All new buildings in the area over the last 8 years since we moved there have been at 20 stories or less, still high but in harmony with the area. If 30 story buildings are approved this will become the new normal, and a request for 40 stories will be next.

I am strongly against destroying the appearance of downtown Victoria with the proposed rezoning. This enormous project should be restricted to 20 stories.

Ole Hindsgaul  
Unit 611, 845 Yates (The Wave)

--

Ole Hindsgaul  
[REDACTED]

**From:** Ian Gledhill [REDACTED]  
**Sent:** Sunday, May 22, 2022 12:34 PM  
**To:** Charlotte Wain  
**Subject:** Re: Proposed changes to 900 block and 1045 Yates St.

Charlotte Wain, Senior Planer – Urban Design

Dear Ms. Wain,

I have been a property owner in Harris Green for over 20 years. I am familiar with the area of this proposed development. I have reviewed the various submissions comprising the Starlight proposal and have the following concerns; parkades entries and exits; the lack of a detailed wind tunnel study, and the timing of landscaping completion.

#### Parkade use of View St

The proposal provides that the sole means of entry and exit to its parkades will be by way of View St. This is a street composed of a single lane in each direction with on-street parking used by car sharing stalls and essential to several small businesses. In the 1000 block View St. is already the only entry and exit for the vehicles using Regents Park (202 residential spaces plus 10 visitor spaces), The Jukebox (130 residential stalls) and the 10 storey Tara Place apartment block. The MOD building, currently under construction, will add another 41 stalls and a potential development at the SE corner of View and Vancouver will, presumably, add another parkade which is likely to use View St rather than cut across the protected north bound bike lane on Vancouver.

Along the 900 block of View St there is the 19 storey View Tower and the parking lot at 937 (opposite the current Harris Green liquor store), both which use View St. There is also the proposed development at the SW corner of View and Vancouver which, if not cutting across the south bound, protected bike lane on Vancouver, will have to use View St.

To allow the proposed Starlight parkades to use View St will result in every property along View St between Cook and Quadra disgorging its traffic and focusing its vehicle usage onto a comparatively narrow street resulting in unavoidable congestion. The suggestion that this situation will be ameliorated by the installation of traffic lights at View and Cook is unlikely to be successful given the anticipated volume of traffic and the fact that there are already traffic lights at View and Vancouver and at View and Quadra. A gridlock situation is the more likely result with the attendant concerns over emergency vehicle access not to mention the frustration of both private and commercial drivers. While densification may be an admirable goal, it should not be pursued on a 19<sup>th</sup> Century street plan.

Yates St offers an alternative; it is much wider, with three one way travel lanes heading west plus street parking on both sides. The 1000 block of Yates is used by a single parkade serving a smaller five storey condominium. The 900 block is used on the south by the current London Drugs plaza and on the north only by The Legato (88 units) and The Manhattan (127 units) condominium

towers. Yates provides a more appropriate location for one or more of the proposed Starlight parkades being significantly wider and comparatively less used for entry and egress.

### Wind study

Much is made, quite rightly, of the green spaces included in this proposed development. My concern is that there is an assumption that these several areas will be used throughout the year and yet no mention is made of any detailed wind tunnel study having been conducted. There is reference to a preliminary wind study (Urban Design manual 3 February 2022 para 3.1(m) at page 17) which does identify the need to mitigate wind effects at the Yates and Quadra corner. The suggestion is, however, that these mitigation efforts can be dealt with at the development permit stage. Given the importance of these green areas in the overall presentation there needs to be a more detailed study, specific to the plaza, while there time to adjust the building location and overall design. It is well known that often residents in large buildings are unable to use their outside amenities due to increased wind velocity caused by the design of the buildings themselves. It would be singularly unfortunate if wind tunneling effect precluded the enjoyment of such spaces in this design.

### Landscaping

The concern here is with the timeline for the Plaza park area. The 11 February 2022 letter from City Spaces presents the latest revised plans. The exchange offered (page 3 para. H), as consideration for the bonus density, is the installation and maintenance of a public plaza. This plaza, it is proposed, is to be completed within 10 years of the completion of the project. Why the delay? No reason is given as to why this plaza cannot be finished at the same time as the buildings or at least within a year of their completion. Are the residents and public to be treated to a windswept building site for a decade? This time frame must surely be tightened.

Ian Gledhill  
1103 1010 View St.,  
Victoria, BC, V8V 4Y3

**From:** ray neill [REDACTED]  
**Sent:** Sunday, May 22, 2022 2:04 PM  
**To:** Charlotte Wain  
**Cc:** Victoria Mayor and Council  
**Subject:** Community Plan Bylaw (No. 12-013)

To C.Wain, Senior Planner

Ms. Wain,

I wish to express my disapproval to the amendments being proposed for changes in the elevation of buildings in my community - the 900 block of Yates Street. As an urban planner, I suspect you are completely aware of the impact of excessively tall buildings, their increased costs and the negative environmental and social disturbances they can cause. Tall towers often isolate people from each other despite the promise of public spaces. They are also the beginning of glass and steel corridors that can dehumanize pedestrians and run contrary to the sort of city that Victoria has proclaimed for itself as the "City of Gardens". They are the beginning of a shift of the visual center of the city away from its beautiful harbour area. Many new Victoria citizens have left Vancouver because of the increased density and big city problems such as congestion, social issues and housing costs. Victoria needs to avoid these issues. We are currently the seventh most densely populated city in Canada. I see no reason to move towards sixth place with uncharacteristically tall buildings.

The vertical city concept is expensive to create and is less environmentally sustainable. As heights increase so does the carbon footprint and heat absorption issues due to glass and steel. According to B.C. Hydro, glass and steel high-rises use almost twice the energy per square metre as mid-rise structures. With the increased energy and construction costs the goal of providing much needed affordable housing in Victoria becomes difficult, if not impossible. Consequently, these additional units may not help the younger population in the service industries find housing that is achievable on their incomes. I suspect that Starlight Investments may be hoping to apply in the future for the most upper floors to become condominium units which will further gentrify the neighbourhood. The increased density will magnify transportation issues. Despite a movement to limit the necessity of cars in Victoria, people will still choose to own and drive them. A conservative estimate would be an additional 1000 cars in the Harris Green neighbourhood.

Starlight Investments has a history of procuring and building rental properties in Victoria as well as Toronto. Their reputation as a good corporate citizen is not as stellar as their name suggests. There are many unfavourable comments on the internet about their lack of care and respect for renters. I realize this may be a moot point regarding their proposal but I see no reason to suspect anything will improve and may, in fact, be exacerbated with additional storeys.

For the sake of brevity, I will spare you many other reasons that make excessive heights a detriment to the atmosphere that makes Victoria unique. Presently we have a city of various liveable, reasonably sized neighbourhoods where social interactions and a sense of community are still possible. We need to control the corporate appetite for the overly dense communities that tall towers create.

I appreciate the opportunity to respond to this proposal and I am available for further comment. Thank you for your attention.

Sincerely,

R.Neill



**From:** Alicia da Conceição [REDACTED]  
**Sent:** Monday, May 23, 2022 6:42 PM  
**To:** Charlotte Wain  
**Subject:** Rezoning Number REZ00730

Greetings,

I am a home owner who lives in the greater Harris Green neighbourhood.

I was to express my opposition to proposed changes to 903, 911, & 1045 Yates St. and 1205 & 1209 Quadra St., and my opposition to the proposed amendment to the official Community Plan ByLaw, 2012 (No. 12-013) (OCP). These changes are related to rezoning number **REZ00730**.

Specifically, I am most against the density increase in FSR and height increase limits being proposed.

Although from an environmental standpoint it is beneficial to equally increase density and height limits for a city. The greater Harris Green neighbourhood where these proposed changes are planned for are already the densest and tallest in Vancouver Island. The proposed development would greatly dwarf the surrounding buildings.

Density and height increases must be considered for other parts of the city of Victoria which have these limits far below that of the current Harris Green neighbourhood.

It is unfair to continue to burden homeowners in the greater Harris Green neighbourhood with taller and taller buildings and more and more people, especially considering the current strain on municipal services and infrastructure (schools, traffic, parking, utilities, etc.) that previously developments here have already caused.

Please inform me of any additional or upcoming avenues where I can also express my opposition to these changes.

Thank you for your consideration.

Kind regards,  
Alicia da Conceicao

1208 - 845 Yates St., Victoria, BC, V8W4A3  
Tel: [REDACTED]  
[REDACTED]

**From:** Dianne Flood [REDACTED]  
**Sent:** Monday, May 23, 2022 9:37 PM  
**To:** Charlotte Wain  
**Subject:** 900 and 1045 Yates

Ms. Wain, I have the following questions, comments and concerns about the proposed development at 900 and 1045 Yates Street.

A. General and over-arching:

1. The OCP is a “contract” between the City, its citizens and the development community. Its terms and conditions represent significant input and work by and ultimately agreement between those parties. It was intended to and should be applied to define and guide the development of the physical landscape of our City over both the short and long term. Property owners large and small have and should guide their actions and investments based on that plan and we all should be able to rely on that being done. For this reason, I am concerned about the substantial excess density that is proposed for these sites, beyond that agreed to in the OCP. This development, one of the largest in Victoria’s history at one and a half city blocks, significantly exceeds the Official Community Plan (OCP) both in height (five towers of 21 to 32 storeys/109 meters — more than double the OCP’s 15 to 17 storeys/45-50 meters) and a density increase over the OCP maximum, all with very little contribution to public amenities. Victoria already has one of the most generous Official Community Plans in North America in terms of density and almost no requirements for developments to provide public amenities. I understand Vancouver’s Yaletown neighbourhood is the densest residential neighbourhood in North America and this proposal is 20% more dense than would be permitted in Yaletown. The proposed additional density will have a hugely significant impact on Victoria as a whole – not the least of which is setting another precedent for other developers – and for Harris Green in particular – adding significant pressure on an already amenity-deficient neighbourhood, which is the location of numerous other currently under-construction significantly dense residential developments.
2. This project is the largest of its type and will forever change the environment and nature of Victoria as a whole and of the Harris Green neighbourhood in particular. Given the magnitude of its impact, with all respect, the current council should delay any approvals until after the 2022 civic election, to ensure the project meets the current wishes of Victoria’s citizens. This is especially true and applicable with respect to the 900 block of Yates (the London Drugs site) as that site will not be developed for several years, when the then-current circumstances may be substantially different from today. No responsible council could or should approve such a large and significant development - which is not to be actually constructed for many years – quite possibly two election cycles. The decision to approve or not should be that of the then-elected council, reflecting the then-wishes of the electorate.
3. Given the substantial length of time before the commencement of the much later re-development of the London Drugs site, should the economic situation change, the amenities promised to be provided in that development (the green space and park and the community amenity space – more about these below) and forming part of the “carrot” for the approval of 1045 Yates, may in fact never be provided. If this application is approved, which I am seriously concerned it will be, at a minimum there needs to a substantial financial bond posted to ensure that the promised amenities will in fact provided despite any subsequent change in the market.

B. The Project:

1. The project does not, despite the developer’s claim, match the character and scale of the surrounding Harris Green neighbourhood.

2. Design workshop – the participants were not given the opportunity NOT to use all the blocks, which represented the alleged density.
  3. The units are small and will not promote a healthy and sustainable lifestyle. People may move in, but few will stay long term, other than by sheer necessity. The history of large urban developments has largely shown that massive attempts such as this project are often dismal failures in improving the urban fabric, and fail to provide humane and enjoyable housing and, in particular, providing any real public amenities for cities in exchange for the significant granting of excessive development rights. At 1.2 persons per unit, the 1,576 units will mean an additional 2,200 persons within a less than two block area – the equivalent of a small town, but without any of the associated amenities. Building a true, resilient community for these tenants and for the other residents of Downtown-Harris Green will be difficult and problematic.
  4. The “affordable” units will be the least desirable units, and otherwise hard-to-rent. And the need to monitor their true affordability will be paramount.
  5. The “publicly accessible” green space will remain in private ownership, who will be able to restrict access how and when and to whom they choose, and to possibly charge for access, thereby rendering its “public” nature as illusory. Additionally, the area designated as public park is not sufficient for the number of persons who will be living in the development (estimated at 2,200).
  6. The community amenity area: without significant assurances of limiting the common area costs of the proposed community amenity area, access to the community amenity area may ultimately become cost prohibitive, so that in reality there is no amenity. The developer/owner must undertake to pay the common area costs of the purported amenity.
  7. Rain gardens may look nice but in fact they actually limit the amount of useable green space – certainly the residents’ dogs will not be able to use them, and with a growing number of dogs downtown with nowhere to “go”.....
- C. Site access/Additional Traffic
1. The proposal is for all traffic – commercial and residential – to be funneled onto and along View Street – a two lane street the proposed “Design Guidelines” describes as “narrow and local”. Have any traffic estimates been prepared to ensure View Street can accommodate the additional traffic (which will be in addition to the soon-to-be added traffic from the Pluto’s re-development at Cook and View)? There should be traffic counts available from the current London Drugs and Yates Street Market parking lots that would permit a detailed assessment of the traffic impacts. Both of those merchants are anticipated to re-locate to the 1045 Yates site and will bring substantial customer and supplier traffic. Currently these merchants’ supplier traffic often blocks both lanes of View Street, with their trucks requiring the full width of this narrow street to back in their trucks. Added to this is the substantial amount of garbage anticipated to be produced by these retailers, so that daily garbage renewal will place yet more large vehicle traffic onto View Street. Further, the residential occupants will no doubt themselves and by their visitors and deliveries will add substantial new traffic pressure, as has been the case of the recent Jukebox on View which has been the source of a marked increase in demand for street parking for residents and visitors and for delivery and service vehicles.
  2. How will the City manage the anticipated street closures to accommodate construction? The current and on-going construction at the Pluto’s location frequently closes off one lane of View Street traffic, and the construction at Pandora and Cook (Welburn’s) closes off yet another lane of traffic, both of which reduces the traffic flow to stop and go. Those construction sites will no doubt continue for at least two years, plus the Mazda site at Yates and Cook will also soon be under construction, as is the Chard development on Yates. If the adjacent streets are closed for construction purposes, as they no doubt will be, how will the City ensure reasonable access for existing residents?

## Design Guidelines

1. How usual is it for a developer to develop the design guidelines that will apply to its project?
2. Amongst many of the questions about the design guidelines, I note the issue of opaque windows – and the realization the such opaque windows limits the animation of the street – however there is no

recognition that despite this concern, many of the recent downtown developments that also limit opaque windows presumably for that reason, tend to rent to tenants, such as wealth management companies, chiropractors and nail salons that in turn simply put up blinds and other window coverings that prevent the very street animation acknowledged to be so important.

Thank you for the opportunity to raise these matters. I will be very interested in the public hearing for this project, at which time I expect to raise these and quite possibly other concerns.

Dianne Flood  
101-1020 View Street.

**From:** Jen Fisher [REDACTED]  
**Sent:** Monday, May 23, 2022 2:45 PM  
**To:** Charlotte Wain  
**Cc:** DSTRONGITHARM@cityspaces.ca; Chelsea Medd  
**Subject:** Opposition to Rezoning Proposition REZ00730

Hello,

As a resident of downtown that lives in close proximity to 1045 Yates Street, I'm writing to document and outline my points of opposition for this proposed development.

From an objective perspective my areas of concern are as follows:

1. Compounding noise concerns and violations
2. Accessibility of necessary services
3. Impact on long-term and highly patronized businesses

1. This complaint strays into personal territory, but as someone who works a later shift I've found it increasingly more difficult to maintain sleep patterns with a growing number of nearby active development sites. It's my understanding that noise-related activity shouldn't begin on such sites until 7am, however this is almost never the case. Noise associated with incoming large vehicles and the beginning of work on nearby developments nearly always seems to start at ~6:30am, and for anyone not looking to wake up at that time noise is a big concern. I personally sleep with my windows closed with earplugs in \*and\* a pillow over my ears, and the start of the construction site workday still consistently wakes me up. As someone who works from home I can also state that this noise is consistently disruptive over the course of my day. It \*is\* necessary to provide new housing options for those who wish to live downtown, but the addition of yet another development site in the middle of a very high-density residential area makes actually living in the downtown area exponentially more difficult as a realistic day-to-day proposition.

2. One of the things that I love about Victoria (and that many others enjoy as well) is the ease with which a downtown resident can access necessary items and services. It's really not clear to me why an existing development that provides the following necessary services would be rezoned/destroyed:

- A) Health services
- B) Pharmacy/household goods
- C) A wonderful local grocer
- D) Tax and shipping services
- E) Necessary resources for the hundreds (or more) of surrounding pet owners

For some of these items/businesses there are similar establishments some or several blocks away but all of these businesses have become a necessary part of daily life for the many residents nearby. The proposed development zone also provides some residential units. To disrupt both residents and long-standing/necessary businesses for the purpose of adding a MASSIVE residential development is not a benefit to the culture or community of this area. It represents a reduction in the livability of the downtown core for the sole purpose of making one or some project owners a high amount of profit while providing the would-be residents of this proposed development yet another set of tiny and over-priced units.

3. Aside from the businesses in the proposed development zone, there are many surrounding businesses that are consistently (and in a currently difficult financial climate) impacted by new construction sites. I can't speak to this personally as I'm not a business owner, but owners of businesses that I frequent in the area have voiced their concern about traffic impacts, noise considerations, dust considerations, etc. make business operation more difficult on a daily

basis. Areas with a high number of construction sites are also generally less appealing to tourists, visitors, and those who work nearby and may be looking for lunch or just a pleasant place to spend some time and possibly money on a lunch break or on the way home from work.

---

Construction is disruptive for everyone. This proposed development not only provides no benefit to the businesses and residents of the downtown areas, but it has the potential to (in all seriousness) ruin days, lifestyles, and livelihoods.

I'm not against development in general and have never voiced concerns about a proposed project in the past but this area of Victoria just doesn't need to lose essential businesses and services in exchange for another unaffordable set of real estate opportunities.

Thank you for your time and consideration,

Jen Fisher  
Resident of 1039 View Street

**From:** Jim Lepard [REDACTED]  
**Sent:** Monday, May 23, 2022 10:34 AM  
**To:** Charlotte Wain  
**Subject:** 1045 Yates Street - Comments on proposed construction

Thank you for the opportunity to provide my comments on the proposed development for 1045 Yates Street.

When the original proposal was presented to the tenants at Regents Park by the developer over a year ago, three main concerns were raised:

1. Proposed height of the towers
2. Impact of traffic flow on View Street
3. Duration of construction

Why is City Council considering approving towers of 28, 29 and 32 storeys in this area? In a recent article in the Time's Colonist, Mayor Helps stated "Not everyone wants to raise a family in a downtown condo ". How does constructing towers of these heights contribute to the concept of the Harris Green Village?

These towers will accommodate over 1500 people. It is naïve to think that although close to downtown, people will not be driving cars. How can View Street accommodate the major increase in traffic? Although City Council was aware of this proposal, they approved adding a bike lane on Vancouver Street which will impede the traffic flow. A proposal has also been submitted to develop the property at Vancouver between View and Fort, which will further negatively impact traffic.

One only has to look at the area from the Hudson development on Douglas to Cook and Fort to Pandora to see how drastically the landscape has changed over just the last five years. The area is flooded with high rise buildings. They need to develop somewhere else.

If City Council is sincerely interested in resolving the housing crisis now, why would they consider a project that will take 8-10 years to complete? Relief is needed now.

I like the proposed design with green space. If this proposal limited the tower heights to 8 or even 10 storeys, there would be significant benefits:

1. Project costs would be less for the developer.
2. Impact on the neighborhood would be reduced.
3. Less traffic stress on View Street.
4. Development would be more in line with the community plan.
5. Units would be more affordable as construction costs would be less.
6. Occupancy could occur much sooner to address the current housing crisis.

City Council needs to look past the monetary gains of huge towers and should do what is right for the neighborhood. Construction of this size is not in the best interest of the neighborhood.

Thank you for your consideration.

Jim Lepard

#904 -1020 View Street

Sent from [Mail](#) for Windows



**From:** Lorraine Tao [REDACTED]  
**Sent:** Monday, May 23, 2022 10:03 PM  
**To:** Charlotte Wain  
**Subject:** 900 -block Yates

Hello,

I'm writing in support of the proposed changes to the 900 block of Yates Street.

As residents of the Harris Green neighborhood, we would welcome the transformation proposed. The green space and public area are key, along with the assurance that the Market on Yates and London Drugs would stay as staples of the local community.

We feel well-planned developments like this, along with the terrific bicycle infrastructure, helps Victoria realize its potential as a city that stands shoulder to shoulder with others we admire like Copenhagen and Portland.

The years of construction will be worth it!

Best,  
Lorraine Tao

**From:** Richard Kanigan [REDACTED]  
**Sent:** Monday, May 23, 2022 2:18 PM  
**To:** Charlotte Wain  
**Subject:** REZ00730

Attn: Charlotte Wain, Senior Planner

Re: REZ00730

As an owner of property at 834 Johnson Street, it is my opinion that the proposed amendment to allow an increase in height from the currently permitted 20 storeys to 32 storeys is unwarranted. The requested significant increase in height to allow towers of 28, 29 and 32 storeys will substantially impact the skyline and start creating a tunnel effect in our neighbourhood. I am opposed to this rezoning application.

Regards

Richard Kanigan  
1001-834 Johnson Street,  
Victoria, BC

**From:** Laura Lee [REDACTED]  
**Sent:** Tuesday, May 24, 2022 7:42 PM  
**To:** Charlotte Wain  
**Subject:** Proposal & By-law changes

Hello Ms Wain,

My apologies for being a day late in my response. I have been away taking care of a family member and just got back to Victoria.

Too much development has turned lovely Victoria into Vancouver.

Is that what the people of Victoria want? I don't think so. 20 stories is already too high. Less is more when it comes to limiting the density of our fair city.

Everyone i have spoken to feels the same.

Kind regards,  
Laura Lee

**From:** Marky P-H [REDACTED]  
**Sent:** Wednesday, May 25, 2022 11:01 AM  
**To:** Charlotte Wain  
**Subject:** REZ00730

[MY LETTER FOR THE COUNCIL'S CONSIDERATION FOR THE HEARING)

March 25, 2022,

Dear Victoria City Council,

I Returned to the Island on Mar 24th following an 11-week humanitarian mission to Ukraine.

I was not pleased to see notice of the proposed development. My largest concern is the "purpose built rental residential".

I'm in my 40s and have been wanting to enter the housing market for some time. Scarcity of options in the downtown region is my primary barrier.

I have been renting in the 500-block of Yates for 5 years. I have been paying for daily public parking for 5 years. I have been renting for 5 years.

This project is not in my interest nor in the interest of other adults wishing to enter the housing market. Allowing private companies to consume the available housing in the downtown market forces people like me to remain a tenant.

I'd like the opportunity to pay my own mortgage, and not someone else's. If a significant portion of these coming properties could be placed on the market it could be a win-win for this housing crisis... satisfying prospective renters AND those wanting to own a home.

I ask the council to solicit the applicant for a proposal that includes sale of a portion of these homes.

Kind regards,

Mar Preston-Horin

---

**From:** Sandra Holmes [REDACTED]  
**Sent:** May 25, 2022 9:36 PM  
**To:** Charlotte Wain <CWain@victoria.ca>  
**Subject:** Re: REZ00730

Thank you Charlotte. I realise that I put a typo in the address. My unit address is 701 at 1010 View Street. Thank you for your attention.

Sincerely, Sandra Holmes

Sent on the fly

On 25 May 2022, at 21:11, Charlotte Wain <[CWain@victoria.ca](mailto:CWain@victoria.ca)> wrote:

Hi Sandra,

Thank you for your feedback on the proposed development for the 900 block and 1045 Yates Street. Your comments will be attached to the staff report when the application proceeds to Council for the next step in the process.

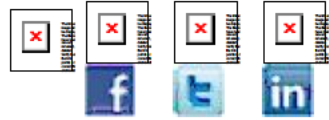
There will be a further opportunity for public comment, which will take place at the Public Hearing which is an evening meeting of Council. Currently these are operating in a hybrid model with options to participate in person at City Hall or remotely by phoning in or submitting a video to Council. You can keep track of the application status on the Development Tracker [here](#).

Thank you again for taking the time to provide your feedback and voice your concerns with the proposal.

Kind regards,  
Charlotte

**Charlotte Wain, MCIP, RPP, MRTPI**  
Senior Planner - Urban Design  
Development Services Division  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0340 F 250.361.0386



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

From: Sandra Holmes [REDACTED]  
Sent: May 25, 2022 9:47 AM  
To: Charlotte Wain <[CWain@victoria.ca](mailto:CWain@victoria.ca)>  
Subject: REZ00730

I own a unit at 1919 View Street and am very concerned by ALL three aspects of the re-zoning plans, ie, density increase, height increase, and exemption from development permit. These concerns are further exacerbated by the apparent low-value design that would impinge on the property values in the neighbourhood.

Sincerely,  
Sandra Holmes  
Owner 1010 View Street, unit 701

Sent on the fly

**From:** marcia freeman [REDACTED]  
**Sent:** Thursday, April 28, 2022 9:46 AM  
**To:** Charlotte Wain  
**Subject:** changes to 903,911 & 1045 Yates St, 910 View St 7 1205 & 1209 quadra/ it's your neighborhood letter dated April 22 2022

Hello Charlotte

I am writing with concern about the plans for the changes to the above referenced addresses. I thoroughly object to a building more than 20 storeys high being built on these sites as this will change the dynamics of downtown Victoria and my neighborhood. The area will lose its charm and also Victoria will lose its charm as it is not a city of high rises and nor should it become one. Having towers over 20 storeys will affect all the buildings surrounding this area affecting the light being taken away due to towers ridiculously over shadowing existing buildings. We enjoy living in this neighborhood and do not want to see high towers, this is not the area to put in such towers, please do not destroy our city.

Sincerely

Marcia Freeman & John Hartnell  
316-989 Johnson St (owner)